



**18 Helens Court**  
Trowbridge BA14 8LN

**Monthly Rental Of £700.00**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**One bedroom top floor apartment**

**Close to town centre**

**Within easy reach of railway station**

**Newly decorated**

**Open plan kitchen/living room**

**Electric heating**

**PVCu double glazing**

**Allocated parking**

**This well presented one bedroom top floor apartment is situated within easy reach of Trowbridge town centre and railway station. Features include an open plan kitchen/ living room, electric heating, PVCu double glazing and one allocated parking space. Available immediately, unfurnished.**

**The property comprises**

**Council tax**

The property is in council tax band A.

**Second floor**

**Entrance Hall**

With spacious airing cupboard housing hot water cylinder, wood laminate flooring and wall mounted electric heater.

**Lounge** *14' 10" x 9' 5" (4.51m x 2.88m)*

With wood laminate flooring, wall mounted electric storage heater and PVCu double glazed window to the front. Open plan into...

**Kitchen** *7' 7" x 6' 10" (2.31m x 2.08m) max*

With a range of eye level and base units, integrated electric oven and hob with extractor hood over, space for washing machine and fridge, sink/drainage unit and PVCu double glazed window to the rear.

**Bedroom** *11' 8" x 7' 9" (3.55m x 2.36m)*

With wall mounted electric heater and PVCu double glazed window to the front.

**Bathroom**

With white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, freestanding storage unit, wall mounted electric heater and obscured PVCu double glazed window to the rear.

**Externally**

Allocated parking for one vehicle.

**Energy performance**

The current EPC rating is D (65)

**Services**

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

**Broadband**

Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1000Mbps

**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



### Top Floor

