



**18 Helens Court**  
Trowbridge BA14 8LN

**Monthly Rental Of £700.00**



**One bedroom top floor apartment**

**Within easy reach of railway station**

**Open plan kitchen/living room**

**PVCu double glazing**

**Close to town centre**

**Newly decorated**

**Electric heating**

**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**

**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/drainer 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.

**Council tax**

The property is in council tax band A.

**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

