



Flat 8 Helens Court Shails Lane
Trowbridge BA14 8LN

Monthly Rental Of £700



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

One bedroom ground floor flat

PVCu double glazing

Allocated parking

Available immediately

Within walking distance of Trowbridge town centre and railway station

Electric heating

Unfurnished

This one bedroom ground floor flat, is situated within walking distance of Trowbridge town centre and railway station. Features include electric heating, PVCu double glazing, open plan kitchen/Living Room and allocated parking. Available immediately, unfurnished.

The property comprises

Entrance Hall

With electric storage heater and airing cupboard.

Lounge 14' 9" x 13' 1" (4.50m x 4.00m)

With wall mounted electric storage heater, telephone point and PVCu double glazed window to the front. Opens into kitchen.

Kitchen 7' 7" x 5' 5" (2.3m x 1.65m)

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

Bedroom 11' 10" x 7' 9" (3.60m x 2.37m)

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

Bathroom 6' 4" x 5' 5" (1.92m x 1.65m)

With white suite comprising low level w.c, pedestal hand basin, bath with electric shower over, extractor fan, dimplex 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 (67)

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 - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

