



Flat 2, Helens Court Shails Lane
Trowbridge BA14 8LN

Monthly Rental Of £750



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Two bedroom ground floor flat

Recently fitted electric heating

Modern Kitchen and Bathroom

Unfurnished

Close to town centre and railway station

Updated PVCu double glazing

Allocated parking

Available from early May

Wrights Residential are delighted to bring to the market this improved two bedroom ground floor flat, situated within walking distance of Trowbridge town centre and railway station. Features include modern electric heating, recently updated PVCu double glazing, modern kitchen and bathroom and allocated parking. Available from early May, unfurnished.

Situation

This spacious apartment is situated within the town centre of the market town of Trowbridge. The property is well situated for many amenities including the railway station, supermarkets, town centre shops, restaurants and cafes, and the new multiplex cinema. Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

The property comprises

Entrance Hall

Hallway

With recently fitted electric storage heater and airing cupboard.

Lounge 14' 6" x 12' 11" (4.41m x 3.94m)

With recently fitted electric storage heater and two PVCu double glazed windows to the front. Open plan into...

Kitchen 7' 10" x 4' 6" (2.40m x 1.37m)

With a range of eye level and base units, work tops with tiled splash backs, integrated eye level oven and four ring ceramic hob with extractor hood over, sink/drain, space for washing machine and fridge/freezer, extractor fan and PVCu double glazed window to the side.

Bedroom 1 9' 5" x 7' 6" (2.87m x 2.29m) max

With recently fitted electric storage heater and two PVCu double glazed windows to the front.

Bedroom 2 8' 0" x 7' 10" (2.45m x 2.38m) max

With PVCu double glazed windows to the side.

Bathroom

With white suite comprising bath with electric shower over, low level W.C and pedestal hand basin, extractor fan and obscured PVCu double glazed window to the rear.

Externally

The property comes with one allocated parking space located on Shails Lane.

Council tax

The property is currently in council tax band A.

Services

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

Energy Performance

The current EPC rating is D (66)

Broadband

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

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

