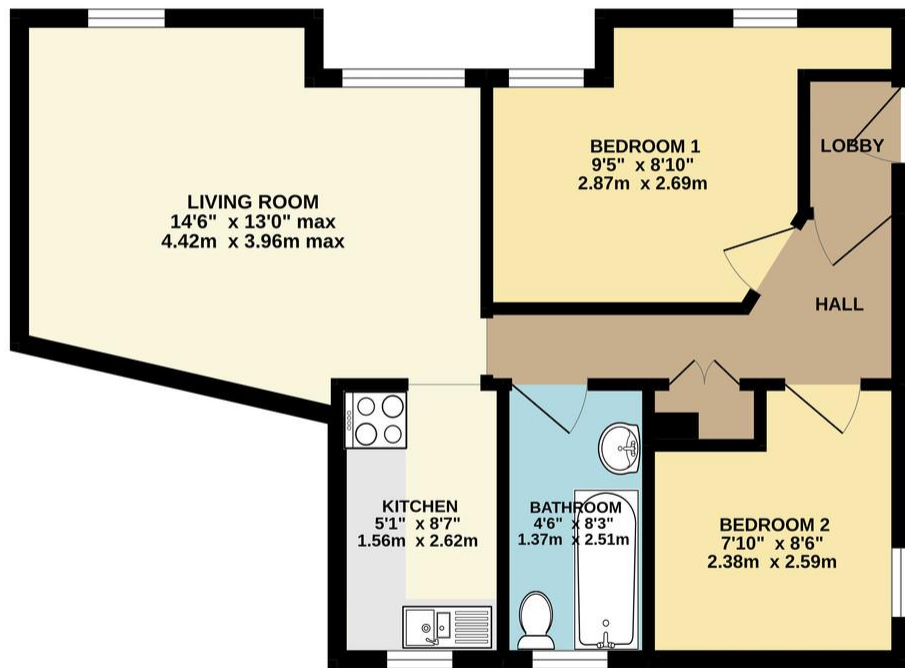


FIRST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 sq.m.) approx.
Schematic Diagram only - Not to scale
Made with Metropix ©2022

Important Notice

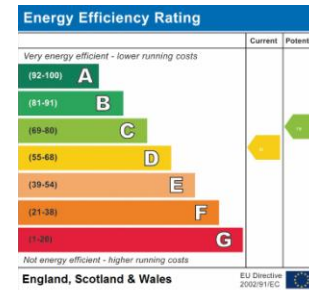
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Kavanaghs has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremise.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Kavanaghs and accordingly we recommend you obtain advice from a specialist source.



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4 Helens Court, Shails Lane,
Trowbridge, Wiltshire BA14 8LN

£128,000

- Town Centre Location
- First Floor Apartment with Long Lease
- Two Bedrooms
- Residents Parking
- Double Glazed
- Electric Heating
- Ideal First Home or Investment
- EPC Rating D



SITUATION

The flat is located on the first floor of Helens Court which fronts on to Shails Lane, conveniently situated for the town centre. The centre of Trowbridge is within a short walk and there is easy access to a range of supermarkets, local shopping, restaurants and multi-screen cinema. The railway station is also just a short walk away.

DESCRIPTION

Helens Court is a purpose built development of apartments dating from the late 1980's. The accommodation offers entrance hall, good sized living room, kitchen, two bedrooms and bathroom with double glazed PVCu windows throughout and electric panel heating. Residents parking and a visitor space.

Ideal Investment Purchase or as a First Time Buy.

NO ONWARD CHAIN

BATHROOM

4' 6" x 8' 3" (1.37m x 2.51m)
With a white suite of low level WC, basin and panelled bath with electric shower over. Tiled splash backs. Electric fan heater. Window to the rear.

PARKING

Residents parking and a visitor space.

EXTERNALLY

There is a communal bin store.

DIRECTIONS

From the centre of Trowbridge proceed down Wicker Hill and bear right keeping in the left hand lane. Helens Court will be found on the left hand side half way up the hill.

ACCOMMODATION

ON THE GROUND FLOOR

COMMUNAL HALL

Having a glazed front door, entry intercom and stairs to the first floor.

ON THE FIRST FLOOR

LOBBY

Having a solid front door with spy hole.

INNER HALL

With built in storage cupboard. Panel heater.

TENURE

The property is held on a 999 year lease from the 1st Jan 1989.

There is a Ground Rent of £25 per year.
There is a Service Charge of £91.50 per month 2022/23.

COUNCIL TAX

The property is in Band A with the amount payable for 2022/23 being £1439.30.

SERVICES

Mains services of electricity, water and drainage are connected (not tested by Kavanaghs).

LIVING ROOM

14' 6" x 13' (4.42m x 3.96m) maximum.
Having two windows to the front. Entry phone system. Panel heater.

KITCHEN

5' 1" x 8' 7" (1.55m x 2.62m)
Having a range of matching cabinets with round edged work top and inset stainless steel sink. Slot in electric cooker and washing machine. Tiled splash backs. Window to the rear.

BEDROOM ONE

9' 5" x 8' 10" (2.87m x 2.69m) plus recess.
Having two windows to the front. Panel heater.

BEDROOM TWO

7' 10" x 8' 6" (2.39m x 2.59m)
Having a window to the side. Panel heater.

LETTINGS AND MANAGEMENT

Kavanaghs offer Full Letting and Management services and are happy to advise purchasers on the let ability. The estimated rental income on this property is in the region of £675 per calendar month. Rental Yield 6.23%.

VIEWINGS

To arrange a viewing please call 01225 341504 or email sales@kavanaghs.co.uk

CODE

10769 08/03/22

