

MATTHEW JAMES

Property Services

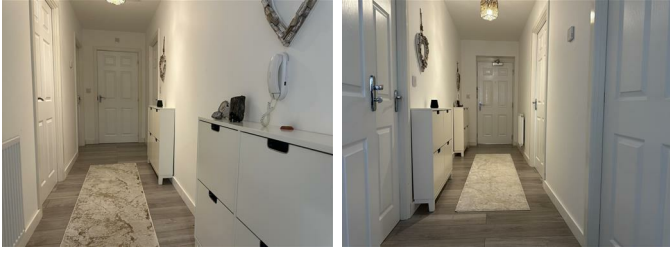


26 Hammond House, Owens Road, Coventry, CV6 5QU

£160,000

THIRD FLOOR... TWO BEDROOMS... MASTER EN-SUITE... LONG 999 YEAR LEASE... OPEN PLAN LIVING AND KITCHEN AREA... PERFECT FOR INVESTMENT... GREAT FOR FIRST TIME BUYER OR THE INVESTMENT BUY... MODERN THROUGHOUT. Located on Paragon Park, this lovely third floor apartment really needs to be viewed to appreciate what is being offered for sale. Having allocated parking, not overlooked, canal views and having a long original 999 year lease, it also comprises of entrance hallway with security intercom, two double bedrooms with master en-suite shower, open plan living room and modern kitchen with space for a table and chairs and a family bathroom. Does this sound like it could be your next home or your next rental property added to your portfolio? Call us now to book your viewing!

Inner Hallway



Having security intercom and doors leading off to:

Kitchen / Living Room 22'9 x 11'11 (6.93m x 3.63m)



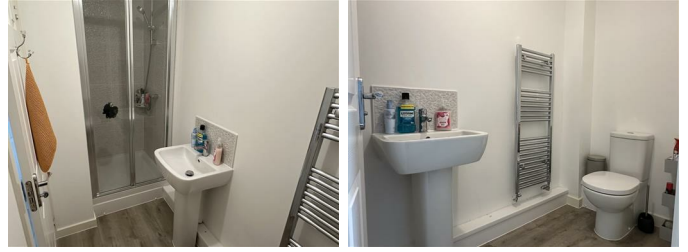
Having PVCu French doors and Juliet style balcony, open plan kitchen with a range of wall, base and drawer units with roll top work surface and up-stands over, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher and an integrated oven with hob and extractor over. There is also an area for a table and chairs.

Bedroom One 9'10 x 9'2 (3.00m x 2.79m)



Having a PVCu double glazed window to the front elevation and door leading to the:

Master En-Suite 9'7 x 4'8 (2.92m x 1.42m)



Having a walk-in double shower enclosure, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

Bedroom Two 9'8 x 9'7 (2.95m x 2.92m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom 6'8 x 6'5 (2.03m x 1.96m)



Having a PVCu double obscure glazed window to the side elevation, panel bath, low level flush WC, pedestal wash hand basin, ladder style heated towel rail, extractor and tiling to all splash prone areas.

Outside / Communal Areas / Parking

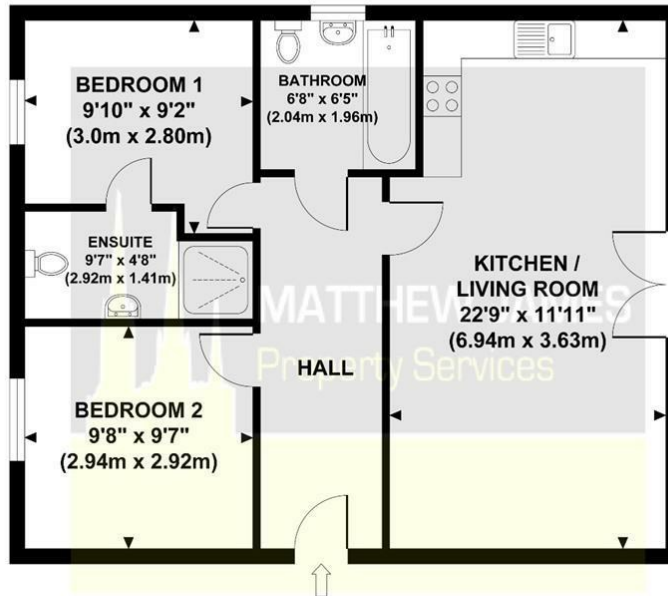


Having secure access into the building and allocated parking space to the front.

Floor Plan

Hammond House

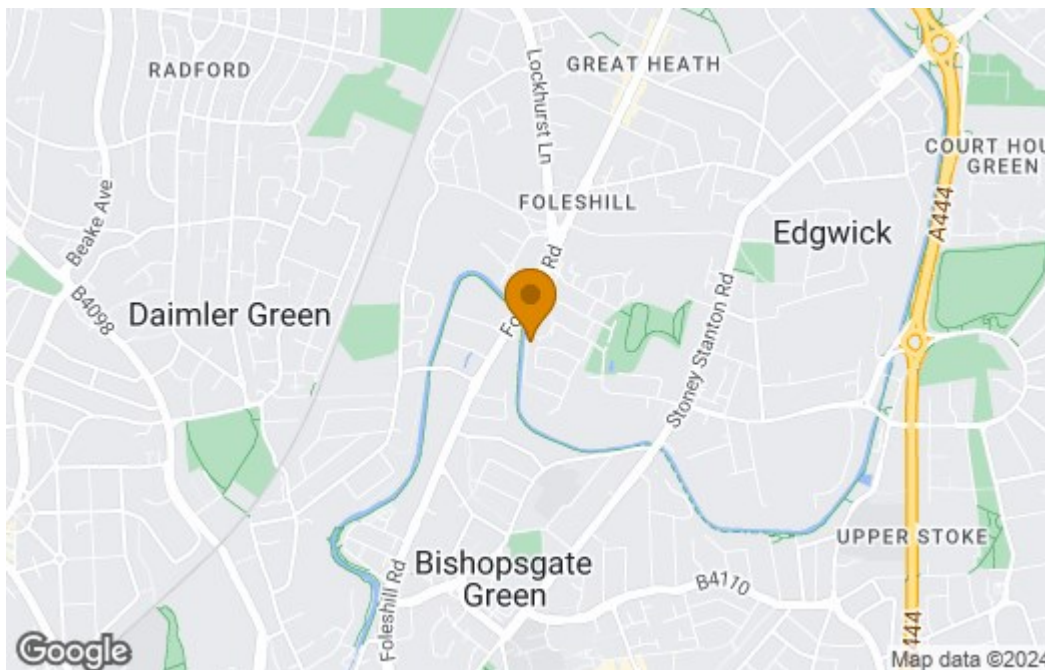
Approximate Gross Internal Area 617 sq ft / 57.3 sq m



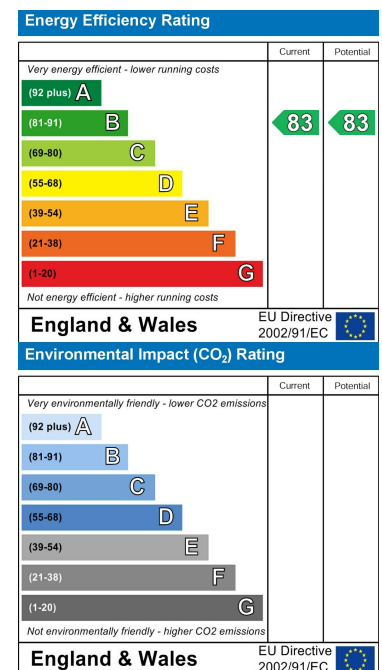
**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 617 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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