

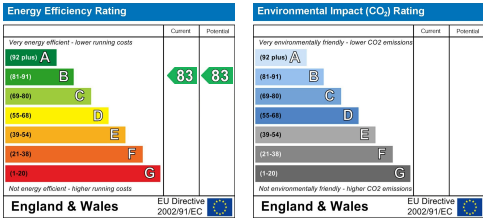
**Hammond House**  
Approximate Gross Internal Area 617 sq ft / 57.3 sq m



**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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**MATTHEW JAMES**  
Property Services



**26 Hammond House, Owens Road**  
Paragon Park, Coventry CV6 5QU

UNEXPECTEDLY BACK ON MARKET... 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!

**Offers Over £153,000**

**CONTACT INFORMATION**

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter



# 26 Hammond House, Owens Road

Paragon Park, Coventry CV6 5QU

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- \*\* TWO DOUBLE BEDROOMS \*\*
  - \*\* OPEN PLAN KITCHEN DINING ROOM \*\*
  - \*\* ALLOCATED PARKING \*\*
  - \*\* CANAL SIDE \*\*
  - \*\* STILL UNDER WARRANTY \*\*
  - \*\* PERFECT FOR FIRST TIME BUYER \*\*
- \*\* THIRD FLOOR \*\*
  - \*\* MODERN THROUGHOUT \*\*
  - \*\* GREAT FOR INVESTMENT \*\*

## Inner Hallway

## Kitchen / Living Room

22'9 x 11'11 (6.93m x 3.63m)

## Bedroom One

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

## Master En-Suite

9'7 x 4'8 (2.92m x 1.42m)

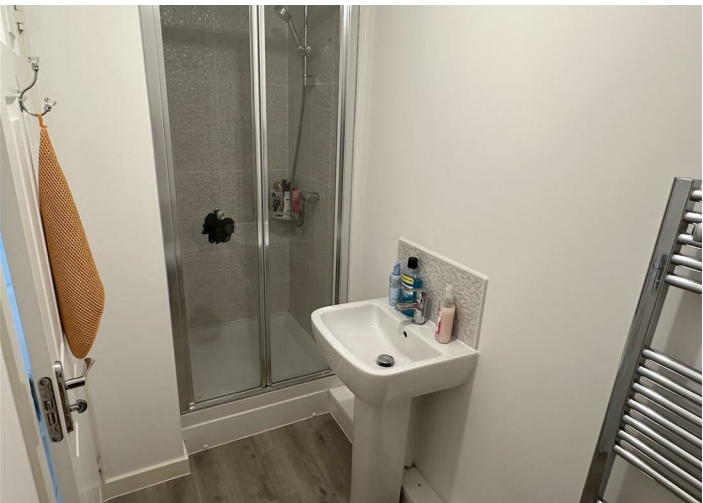
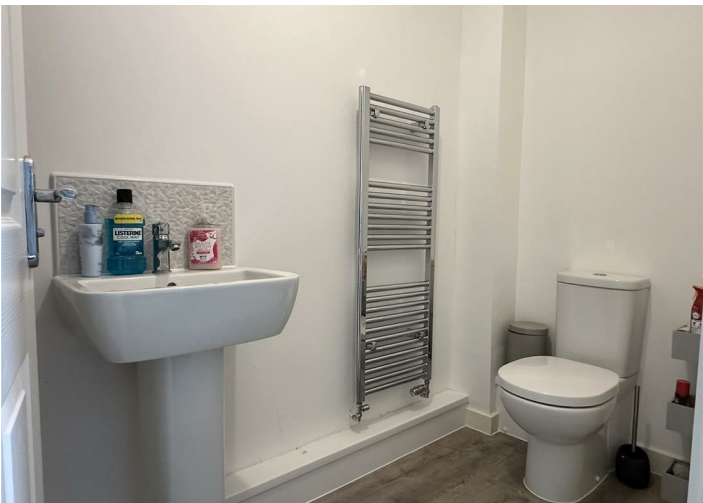
## Bedroom Two

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

## Family Bathroom

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

## Outside / Communal Areas / Parking



## Directions

