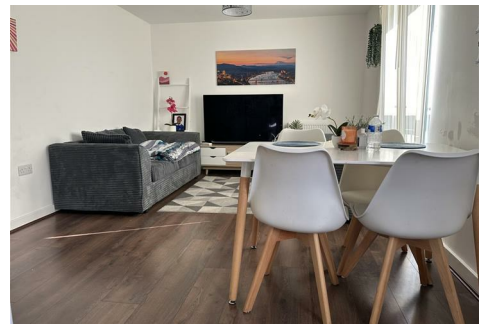




# MATTHEW JAMES

Property Services



## 15 Chelmsford Drive, Coventry, CV6 5PZ

Offers Around £150,000

SECOND FLOOR... TWO DOUBLE BEDROOMS... MASTER EN-SUITE... LONG 999 YEAR LEASE FROM NEW... OPEN PLAN LIVING AND KITCHEN AREA... PERFECT FOR INVESTMENT... GREAT FOR FIRST TIME BUYER OR THE LESS ABLE... MODERN THROUGHOUT... CURRENTLY TENANTED AT £975.00 PER CALENDAR MONTH... CAN BE BOUGHT TENANTED OR VACANT. Located on Paragon Park, this lovely second floor apartment really needs to be viewed to appreciate what is being offered for sale. Having allocated parking, not overlooked and having a long original 999 year lease from new, it also comprises of entrance hallway with security intercom, two double bedrooms with master en-suite shower, open plan living room and modern white 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? Currently rented at £975.00 but can be bought vacant if required. Call us now to book your viewing!

## Communal Areas



Having secure intercom access into the building and this apartment can be found on the second floor.

## Entrance Hallway

Through the front door with wall mounted intercom and doors leading off to:

## Open Plan Lounge Dining Room

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



Having PVCu double glazed French door Juliet balcony and further PVCu double glazed window to the rear elevation, lounge area, kitchen area with range of modern wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a fridge freezer, integrated oven with hob and extractor over and tiling to all splash prone areas.

## 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 off to:

## Bedroom One En-Suite

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



Having a 'walk-in' shower enclosure, pedestal wash hand basin, low level flush WC, ladder style heated towel rail, extractor and modern 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 with shower attachment over, low level flush WC, pedestal wash hand basin,

ladder style heated towel rail and modern tiling to all splash prone areas.

### **Outside & Parking**

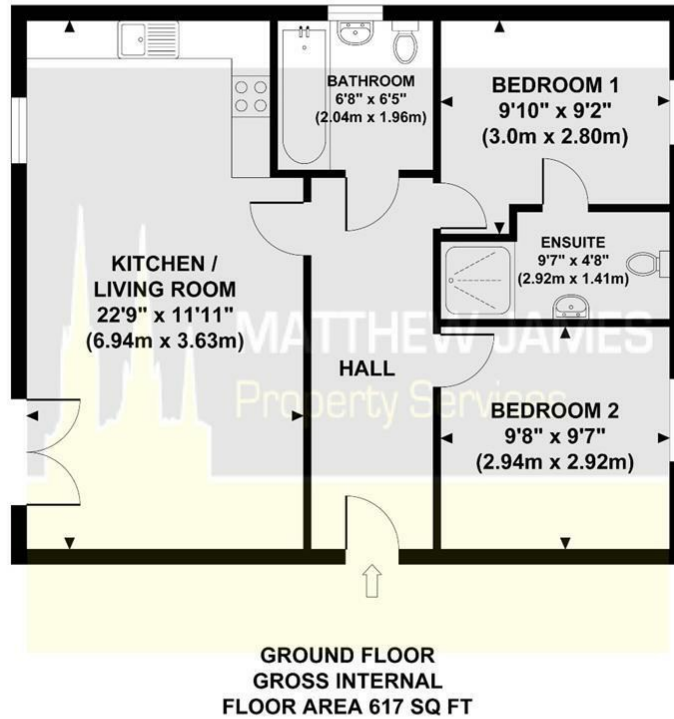


Having landscaped gardens and allocated parking.  
The property is also canal side.

# Floor Plan

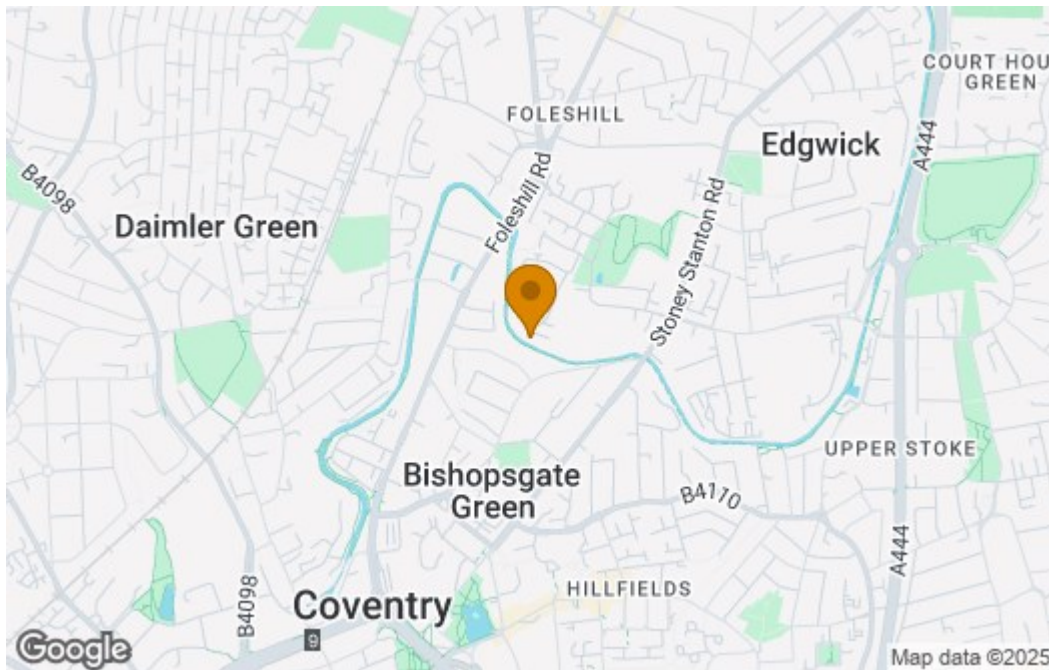
## MATLOCK HOUSE

Approximate Gross Internal Area 617 sq ft / 57.3 sq m

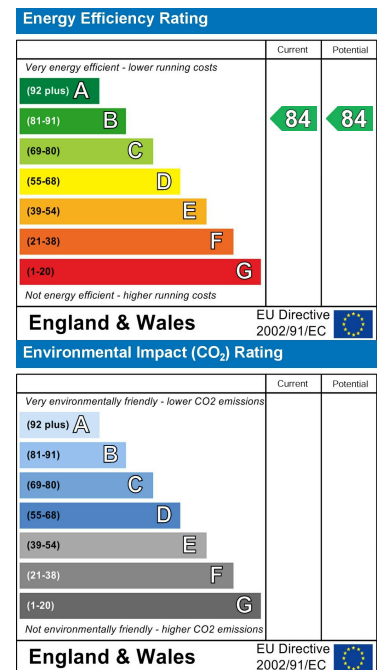


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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