

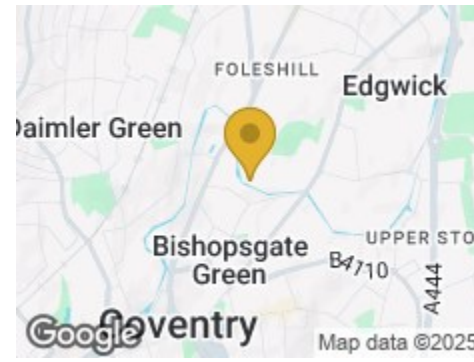
Road Map



Hybrid Map



Terrain Map

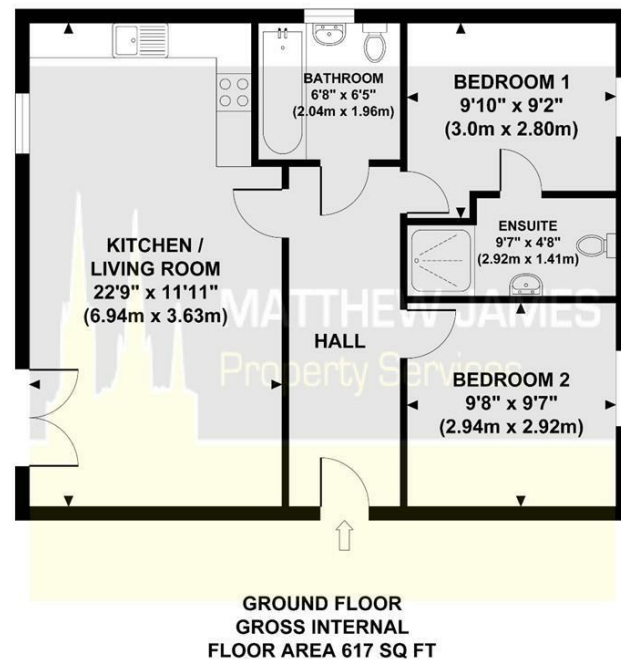


**MATTHEW JAMES**  
Property Services

Floor Plan

**MATLOCK HOUSE**

Approximate Gross Internal Area 617 sq ft / 57.3 sq m



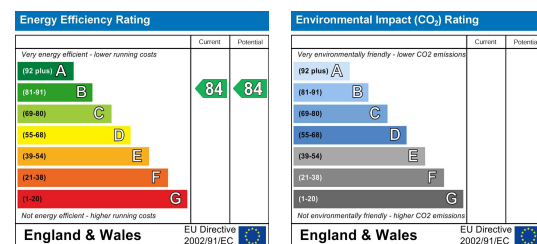
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



**15 Chelmsford Drive**

Paragon Park, Foleshill, Coventry CV6 5PZ

Offers Around £150,000



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## 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

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

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

## Bedroom One En-Suite

9'7 x 4'8

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

Having a PVCu double glazed window to the front elevation.

## Family Bathroom

6'8 x 6'5

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.

