



**£145,000**

Brooklyn House, Owens Road, Paragon Park, Coventry, CV6 5QX

Ground Floor Flat | 2 Bedrooms | 2 Bathrooms

**Benburys**  
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# Step Inside

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## Key Features

- GROUND FLOOR FLAT
- TWO BEDROOMS
- EN SUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- OPEN PLAN KITCHEN/LOUNGE
- ALLOCATED PARKING
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B
- EPC RATING B

## Property Description

Benburys are pleased to present this modern ground floor two bedroom apartment at Paragon Park. The property comprises of an entrance hallway, open plan kitchen/lounge, family bathroom, and two double bathrooms. The master bedroom benefits from having an en suite. Gas central heating, double glazed windows and an allocated parking space. 997 years remaining on the lease. Service charge £1042.55 and ground rent £125 per annum.

## Main Particulars

**DESCRIPTION** Benburys are pleased to present this modern ground floor two bedroom apartment at Paragon Park. The property comprises of an entrance hallway, open plan kitchen/lounge, family bathroom, and two double bathrooms. The master bedroom benefits from having an en suite. Gas central heating, double glazed windows and an allocated parking space. 997 years remaining on the lease. Service charge £1042.55 and ground rent £125 per annum.

**ENTRANCE HALLWAY** Neutrally decorated space with carpeted flooring, central heating radiator with doors off to kitchen/lounge, bathroom and bedrooms. .

**KITCHEN/LOUNGE 23' 3" x 10' 0" (7.11m x 3.07m)** Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, built in electric hob and electric oven with cooker hood, inset stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with additional space for upright fridge freezer along with plumbing for washing machine and dishwasher. French doors leading to a patio area.

**BATHROOM 7' 1" x 6' 0" (2.16m x 1.83m)** Fitted with a modern white suite which features a panel bath, low level W.C and pedestal wash basin. This half tiled bathroom benefits from a central heating radiator and a doubled glazed opaque window.

**BEDROOM 9' 5" x 9' 3" (2.88m x 2.82m)** This good size double room enjoys ample space for wardrobes and other furniture with central heating radiator, carpeted flooring and double glazed window.

**ENSUITE 9' 3" x 3' 11" (2.82m x 1.21m)** Fitted with a modern white low level W.C, pedestal wash hand basin and fully tiled shower cubicle with mixer shower.

**BEDROOM 9' 8" x 9' 3" (2.95m x 2.82m)** Another double room featuring adequate space for wardrobes and units with central heating radiator, carpeted flooring and double glazed window.

**AGENCY NOTES** 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered

incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

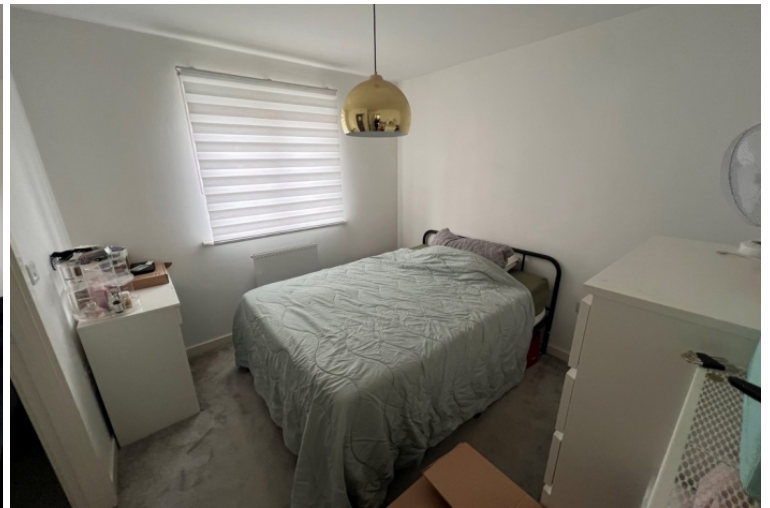
6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

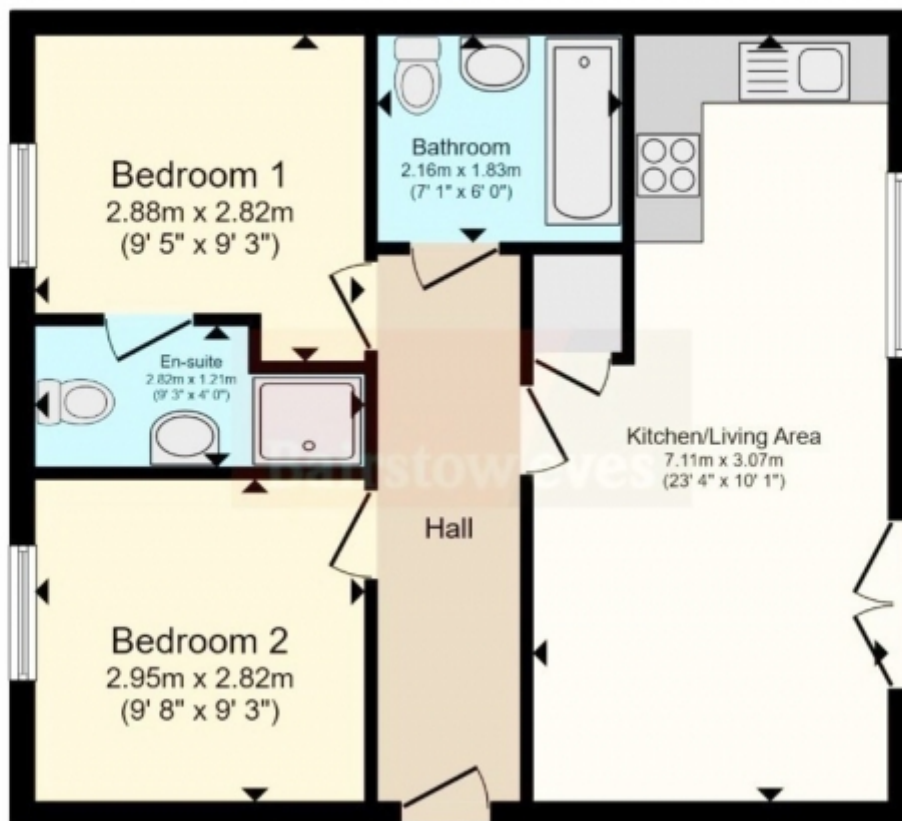
**VIEWINGS** We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 7796951 Vat Registration No - 212 8855 07 Registered Office: , 20 Parkville Highway

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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