

ALBERT COURT, WARWICK CV34 4LF



A fabulous, three bedroom, semi detached home located in Albert Court on Albert Street in Warwick. A 50% shared ownership property and offered in good condition throughout.

- 50% Shared Ownership
- Town Centre Location
- Two Double Bedrooms and Single Bedroom
 - Family Bathroom
 - Living Room
 - Large Kitchen Diner
- Utility Room and Downstairs WC
 - Enclosed Rear Garden
 - Two Parking Spaces
 - EPC - B (87)

3 BEDROOMS

PRICE £162,500

Welcome to Albert Court, Warwick - a charming location for this delightful 3-bedroom semi detached house. Situated in a great location, this property offers the perfect blend of comfort and convenience. Being 50% shared ownership, this home provides an affordable way to step onto the property ladder in this sought-after area.

Upon entering, you are greeted by a warm and inviting atmosphere, ideal for creating lasting memories with your loved ones. The three bedrooms offer ample space for relaxation and personalisation, ensuring everyone in the household has their own sanctuary to retreat to.

The end terrace layout provides additional privacy and a sense of exclusivity, making this property even more desirable. Whether you are looking to enjoy a peaceful evening indoors or entertain guests in style, this house caters to all your needs.

Albert Street's location adds to the appeal of this property, with its proximity to local amenities, schools, and transport links making everyday life a breeze. Imagine strolling through the picturesque streets of Warwick or easily commuting to work - all within reach from your new home.

Don't miss out on this fantastic opportunity to own a piece of Albert Street. Contact us today to arrange a viewing and take the first step towards making this house your home.

Entrance

Entrance to the property is via a composite front door which leads in to the entrance hall, having wood effect flooring and neutral décor to walls and ceiling, wide carpeted staircase leads up to the first floor landing, gas central heating radiator, light point to ceiling and a white painted door leads in to living room.

Living Room 11'1" m (increasing to 12'11" in to alcove) x 13'8 (3.40m m (increasing to 3.94m in to alcove) x 4.19m)

Being carpeted to floor and having a continuation of the neutral decor to walls and ceiling, white UPVC, double glazed window to front elevation with gas central heating radiator below, light point to ceiling, various electric socket and a TV point. White painted wooden door to under stairs position giving a huge amount of storage, there is a light point to high level and the controls for the solar panels.

From the living room a white painted door leads in to the kitchen diner.

Kitchen Diner 11'6" x 14'0" (3.513m x 4.270m)

Having wood effect flooring with a continuation of the neutral decor to walls and ceiling, white UPVC, double glazed door to rear elevation giving access out in to the garden, as well as a white UPVC, double glazed window to rear elevation with gas central heating radiator below, LED spotlights to ceiling and an additional light point over dining table position.

The kitchen is fitted with a range of base and wall units with a modern frontage with a melamine worksurface, space and plumbing for dishwasher and space for full height fridge freezer. Integrated appliances of an electric oven, four ring gas hob with a stainless steel extractor over with a white tiled splash back and a stainless steel, one and a half bowl sink with matching drainer with chrome hot and cold mixer tap. Various electric sockets and fused switches, two floating shelves and a Worcester combi boiler.

Utility Room

Having a continuation of the flooring and decor, light point and extractor ceiling, space and plumbing for washing machine as well as an additional under counter appliance, melamine worksurface and a double electric socket.

Down Stairs WC

Having a continuation of the flooring and decor, UPVC, obscure glazed, double glazed window to rear elevation, light point and extractor to ceiling, gas central heating radiator. Fitted with a white low level WC and a white pedestal wash hand basin with chrome hot and cold mixer tap.

From the entrance hall, a wide carpeted staircase leads up to the first floor landing where there is a continuation of the carpet and decor, light point and loft access to ceiling, gas central heating radiator, double electric socket and a useful storage cupboard.

Bedroom Three 6'8" x 7'8" (2.036m x 2.346m)

Continuation of the carpet and neutral decor, white UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling and electric sockets.

Bedroom Two 8'8" x 14'6" (2.651m x 4.423m)

Continuation of the carpet and neutral decor, white UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling, electric sockets and a TV point.

Bedroom One 9'3" x 11'6" (from fitted wardrobes) (2.837m x 3.528m (from fitted wardrobes))

Continuation of the carpet and neutral decor, white UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling electric sockets and a TV point. Large, triple fronted, fitted wardrobe.

Bathroom

Having wood effect flooring and walls being tiled to full height around the bath and shower area and to half height around the toilet and basin, Obscure glazed, double glazed window to front elevation, LED spotlights and extractor to ceiling. Fitted with a gas central heating radiator, white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap and a white bath with a chrome hot and cold mixer tap with a Triton electric shower fitted.

Outside

To the rear of the property is an enclosed garden, to the majority laid to lawn with a good sized paved patio. A paved pathway leads to the wooden shed and a full height gate leads out to the front of the property.

Two allocated parking spaces and a lawned fore garden.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

The lease is 99 years from March 2015.

Total monthly charge is: £471.45 PCM this includes the service charge of £30.74

Council Tax

We understand the property to be Band C.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.













