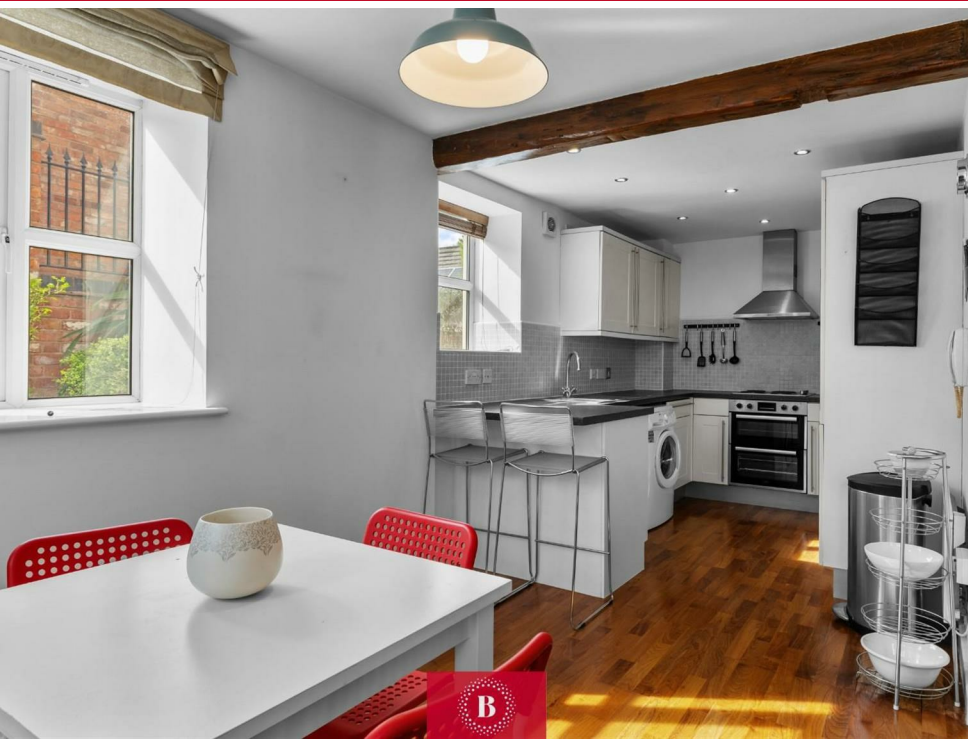


# BELVOIR!

Offers Over £235,000



## 3 Albert Street

, Warwick CV34 4TF

**\*\* NO CHAIN \*\*** A well-presented two-bedroom ground floor apartment located within the sought-after gated development of Malthouse Court on Albert Street in Warwick.

The property is set within a secure, private complex with gated access, offering both privacy and peace of mind. Within the compound, there is also a dedicated parking space, providing added convenience. Internally, the apartment comprises a welcoming entrance hall leading into a long central hallway, with all principal rooms accessed off this space. To the rear of the property is a bright and spacious living/dining room, enhanced by dual-aspect windows allowing for an abundance of natural light.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)

## ACCOMMODATION

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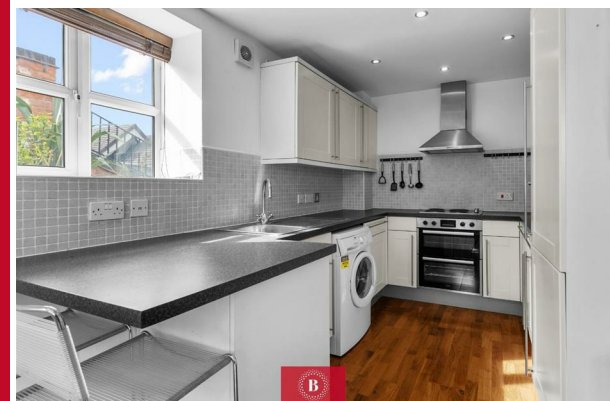
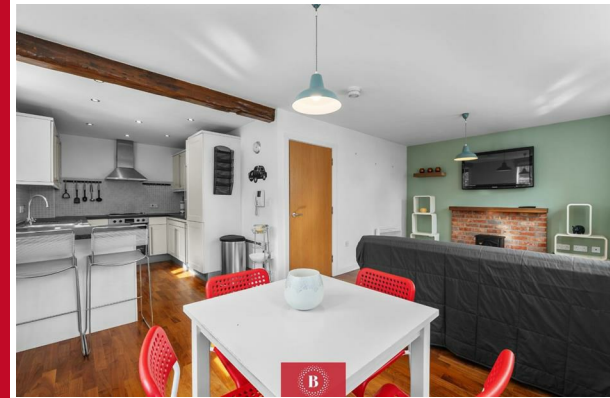
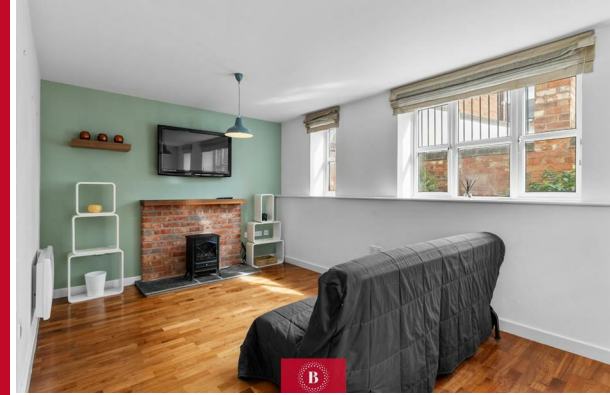
The kitchen is well-appointed with a range of integrated appliances and features a convenient breakfast bar, ideal for both everyday use and entertaining. There are two bedrooms, with the second bedroom offering excellent flexibility as a guest room, home office, or study, along with a modern bathroom fitted with a shower over the bath. The water heater has also been upgraded within the last three years, providing reassurance and efficiency.

Malthouse Court is ideally positioned within walking distance of Warwick town centre, which offers a variety of shops, cafés, restaurants and historic attractions. The nearby town of Royal Leamington Spa is also easily accessible, known for its vibrant atmosphere, independent boutiques, and wide range of dining and leisure options.

The property benefits from excellent transport links, with Warwick railway station located approximately 800 yards away, offering direct services to Birmingham, London and surrounding areas. There are also regular local bus routes nearby and convenient access to major road networks including the M40 and A46, making this an ideal location for commuters.

Overall, this property offers a fantastic opportunity to enjoy modern living within a secure development, perfectly positioned to take advantage of both Warwick and Leamington Spa, with the added benefits of a dedicated parking space and a recently upgraded water heater.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.



Total Internal Living Area 53.00 square metres / 570 square feet

### Ground Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	76		
	45		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

01926 422251  
 22-23 Denby Buildings, Regent Grove,  
 Leamington Spa, Warwickshire, CV32 4NY  
 Email: amy.cunningham@belvoir.co.uk  
 www.belvoir.co.uk



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.