



Connells

Albert Court
Warwick



Property Description

A gorgeous two bedroom home located on the sought after Albert Court in Warwick. This superb creates a fantastic opportunity to get on the property ladder with a 25% share. There is off road parking, solar panels and a private rear garden.

The light and airy lounge is positioned to the front of the home and leads through into the well appointment kitchen diner. There is a separate utility room for added convenience as well as a ground floor, refitted shower room.

On the first floor there are two generously sized double bedrooms and a modern family bathroom.

There is a private and enclosed rear garden offering plenty of space to relax, host barbecues and entertain. There is also a summer house, perfect for the warmer months!

The Location

Albert Court is located in the heart of historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

If you are a National commuter, you will be glad to know that the M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London and Birmingham along the Chiltern Line. Bus links and road links are fantastic and a short 15 minute walk down the canal takes you to Warwick Parkway Train Station

This location is perfect for health care professionals that work at Warwick Hospital as it is no more than a ten minute walk away. Also the location will suit employees of Jaguar Land Rover as it is conveniently located for all four sites.

Entrance Hall

Carpeted flooring.

Shower Room

Wet room style shower room with window to rear, wash hand basin, WC, shower, and tiled walls.

Lounge

14' 4" x 11' 6" (4.37m x 3.51m)

Window to front and understairs storage.

Kitchen Diner

13' 5" x 10' 8" (4.09m x 3.25m)

Fitted with a range of wall and base units with work surface over, tiled to splashback, built in oven, gas hob and extractor. Space for fridge freezer and dishwasher. Window and door to rear.

Utility Room

Space for washing machine.

Landing

Loft hatch, airing cupboard and carpeted flooring.

Bedroom One

15' 2" x 10' 1" (4.62m x 3.07m)

Two windows to front.

Bedroom Two

17' 9" x 7' 11" (5.41m x 2.41m)

Window to front and carpeted flooring.

Family Bathroom

Double shower with rainfall head, tiled to splashback, wash hand basin with storage, WC, chrome towel warmer and window to rear.

Loft Space

Part boarded, built in ladder and light. The loft space is insulated with a life time guarantee.

Rear Garden

Enclosed rear garden with patio, summer house, shed and lawned area.

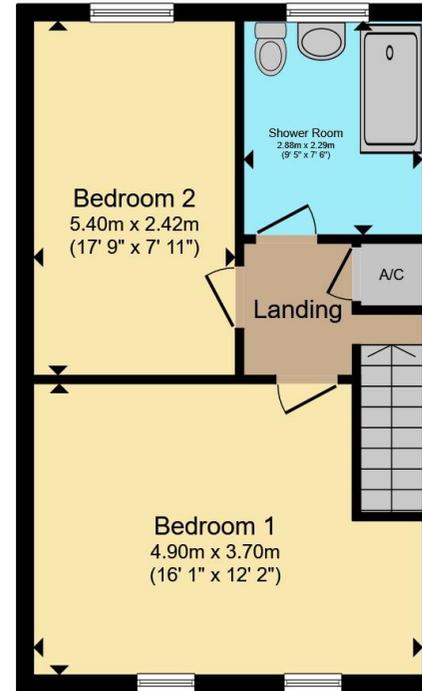
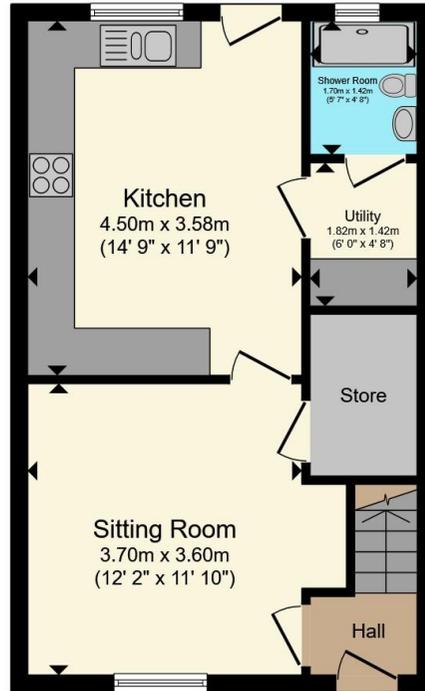
Vendors Notes

Property comes with fitted solar panels and burglar alarms.









Ground Floor

First Floor

Total floor area 82.5 m² (888 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01926 403308

E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: C

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR104166

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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