



Albert Court, Albert Street, Warwick  
CV34 4LF

£80,000



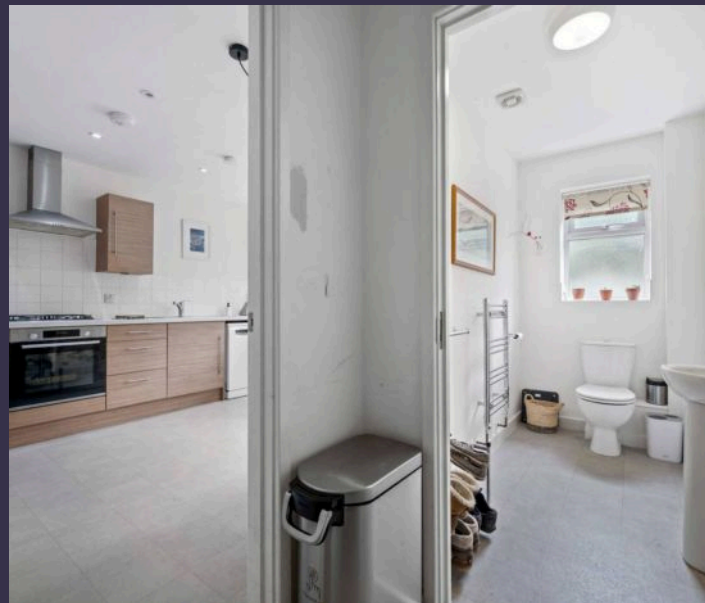


Are you tired of renting and want to get your foot on the ladder? Perhaps you have separated or are widowed and need assistance buying your next home? Perhaps you are fed up with throwing away your money on rent with nothing to show for it at the end of the day...then this might be the answer for you. This property is a Shared Ownership home where you can purchase a 25% share. If you like modern properties, then look at this wonderful home.

A surprisingly spacious, two double bedroom, semi-detached home boasting driveway for two/three vehicles and a lovely rear garden. This property is situated in a highly sought after area, in a quiet backwater, convenient to access historic Warwick Town Centre yet not be right in the thick of things. Local amenities, Warwick Racecourse, recreation park, Warwick Train Station and Bus Station are all within walking distance.

Words like 'turn-key' and 'immaculately presented' are often overused terms in the property world, but not in this case. This is a great example of a nearly new home that has been looked after since build!

Approached via a pathway leading to the front entrance door opening into the hallway with stairs rising ahead. A door off to the left enters you into a bright and welcoming living room. There is ample space to accommodate a couple of sofas and there is a deep storage cupboard ideal for stowing away the Hoover and in here are the controls for the solar panels. A door from here flows to the rear of the property entering the kitchen dining room.







The kitchen dining room is a wonderful spacious room ideal for those who love to entertain as you can cook up a storm in front of seated guests around the dining table, whilst the conversation flows. The kitchen area is fitted with modern wood effect mounted units with complementary worksurfaces over with inset gas hob with cooker hood above and a built-in oven beneath. There is space for appliances such as a slimline dishwasher and fridge freezer. Everything is readily at your fingertips. The dining area has space for a table and there is a rear door accessing the rear garden, and an internal door leads off to the utility area. The utility area has space and plumbing for a washing machine to keep the noisy appliance out of earshot and behind the washing machine there is known to have plumbing in place so anyone wishing for a downstairs shower this can easily be transformed. A further door leads to the downstairs cloakroom, a must for all good homes.



Heading upstairs there are two almost equally sized bedrooms, both able to accommodate the double beds. The master bedroom has two windows allowing light to flood in. Some neighbouring properties have separated this bedroom in two, creating a third bedroom. The bathroom is located on the rear and has been refitted with a modern three-piece suite comprising shower cubicle with mains drencher and rain bar attachments, vanity wash hand basin and W/C. If you prefer a bath, then there is space to replace the shower with a bath. On the landing there is loft access to the loft space which has been partially boarded, featuring a light and ladder.





Outside the rear garden does not disappoint either, mainly laid to lawn with pathways leading from the house up to a shed and to a small patio area ideal to sit and enjoy lazy coffee mornings or al-fresco dining. There are planted borders and space for pots adding a splash of colour. There are outside power points and an outside water tap, ideal to hose down muddy boots and paws. This garden invites you to while away the hours. There is a gate accessing the driveway. To the front of the property there is a fore garden planted with plants and shrubs and down the side of the property there is a driveway providing off road parking for two cars comfortably in tandem.

Don't delay, book your viewing today!

**Additional Information:**

This property is offered on a 25% shared ownership basis, with the remaining share owned by Platform Housing Group. The current rental for the remaining share is £604.99 per month, Service Charge is £38.44 per month which includes building insurance of £11.62.

The property has solar panels installed on the roof and are owned.

The loft has a lifetime guarantee for the boarding fitted.





Council Tax band: C

Tenure: Leasehold

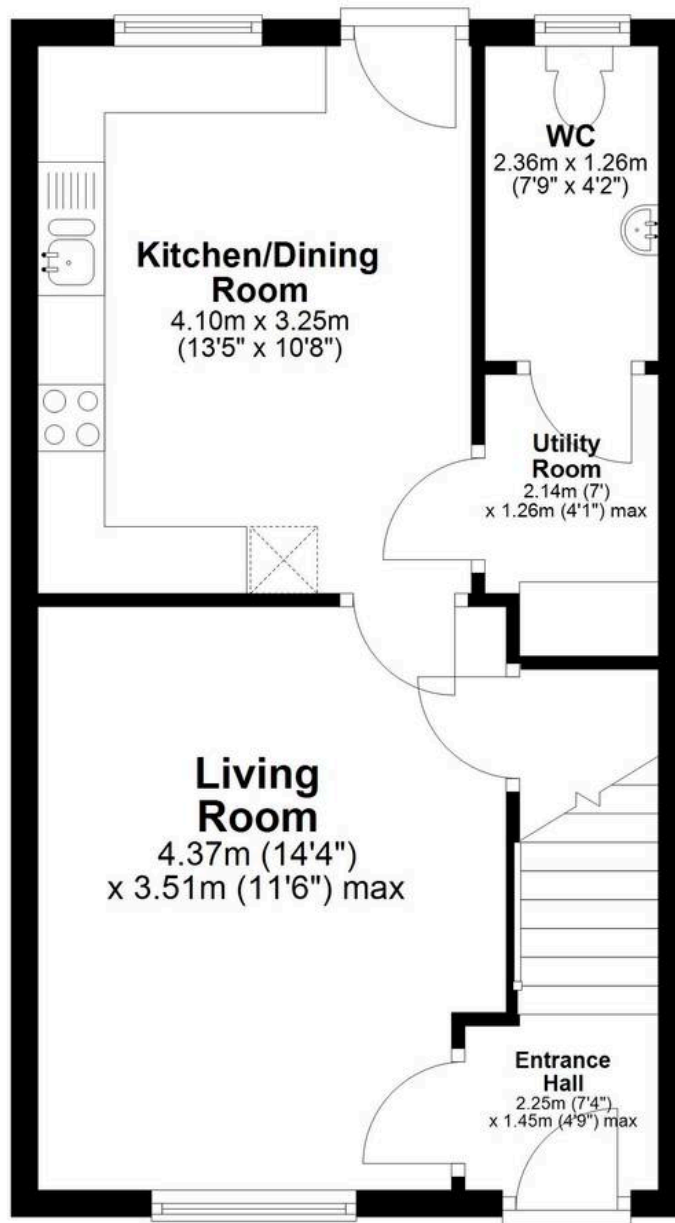
EPC Rating: C

- 25% Shared Ownership
- Modern Semi-detached Home
- Two Double Bedrooms
- Kitchen Dining Room
- Utility Room & Downstairs Cloakroom
- Driveway
- Solar Panels & Lifetime Loft Insulation Guarantee
- Close to Warwick Town Centre, Racecourse, Recreation Parks
- Easy Access to Train Stations, A46 & Bus Station
- Deceptively Spacious Accommodation Throughout



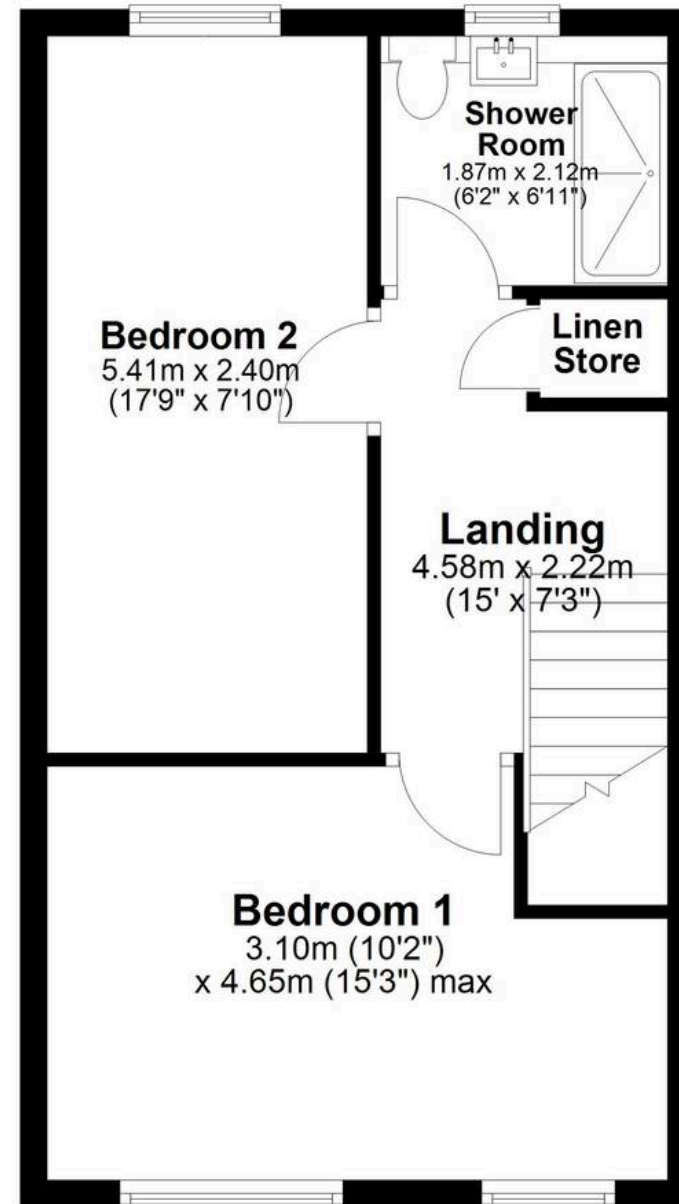
## Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



## First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)







**Natalie Christopher Estate Agents**

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