



## Malthouse Court, Albert Street, Warwick. CV34 4TF

£1,100 PCM

- Immaculate Two Bedroom Apartment
- Double Glazing Throughout
- Recently Refitted Shower Room
- Close to Warwick Town Centre
- Available Tuesday 10th February 2026 UNFURNISHED
- Secure Gated Entrance
- EPC Rating C - 77
- Fully Fitted Shaker Style Kitchen
- One Secure Parking Space
- Warwick District Council Tax Band B



# Malthouse Court Albert Street, Warwick CV34 4TF

An opportunity to rent this exclusive apartment within this gated development close to Warwick town centre. Situated on the first floor the property benefits from double glazing, electric heating and has modern fittings throughout. There are two bedrooms, one bathroom and the lounge is open plan to the fitted kitchen with appliances. There is an allocated parking space. The property is available from Tuesday 10th February 2026 unfurnished.



Council Tax Band: B



## **RECEPTION HALL**

With grey carpet, wall lights, alarm panel, electric heating and storage cupboard housing the water cylinder.

## **LOUNGE AREA**

19'7" x 10'6"

Benefitting from modern grey carpet, electric fireplace with surround mantelpiece and double glazing bay window to the fore with roman blind. Multiple plug sockets with internet and telephone point.

## **KITCHEN**

8'2" x 10'10"

Fitted with shaker style wood effect units with an inset stainless steel sink unit in front of the double glazed window, tiling to splashbacks. Built in electric oven and hob with extractor canopy. Integrated dishwasher, washing machine, fridge freezer and a range of mounted wall units.

## **BEDROOM 1**

8'2" x 9'7"

Double glazed window, electric radiator, built in double wardrobe and flooring finished with quality grey carpet.

## **BEDROOM 2**

7'4" x 11'7"

Double glazed window, electric panel heater, double built in wardrobe, service access cupboard, tv point and multiple power sockets.

## **SHOWER ROOM**

7'4" x 6'7"

Recently refitted with a close coupled wc, wall hung wash hand basin and a corner shower cubicle with thermostatic shower with fully tiled surround, shaving point, medicine cabinet mirror, extractor, electric heated towel rail and laminate flooring.

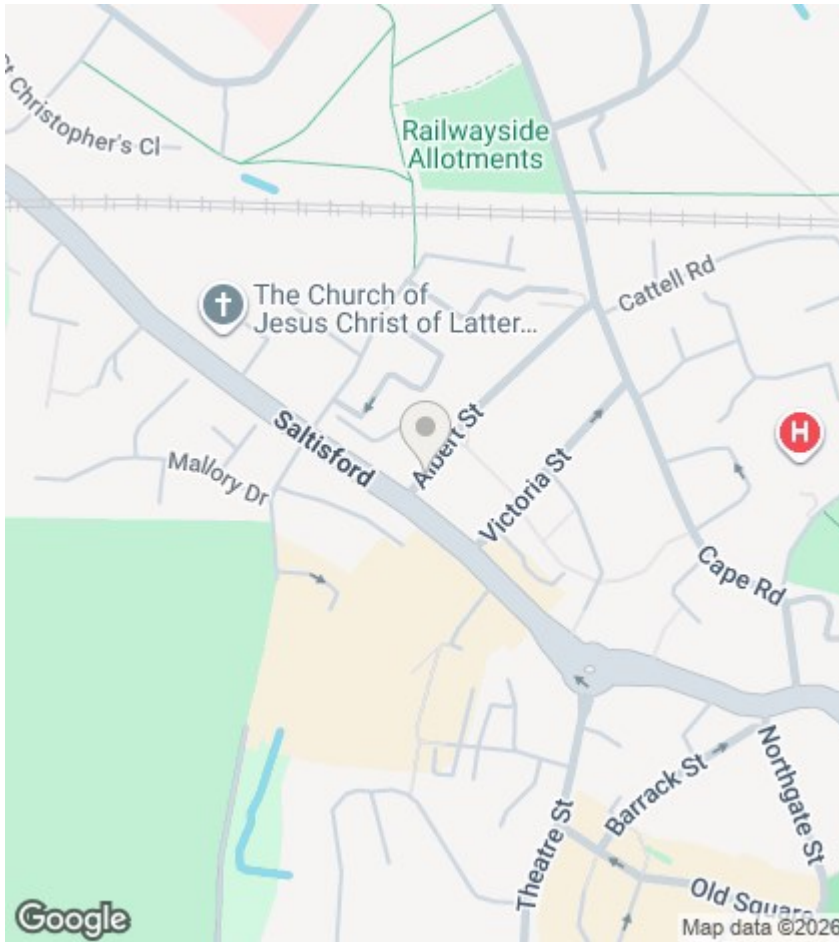
## **ALLOCATED PARKING**

An allocated parking bay within the gated compound.

## **DEPOSIT INFORMATION**

The Security Deposit is equivalent to 5 weeks rent which would be £1,211 on this property.

The Holding Deposit is equivalent to 1 weeks rent which would be £242 on this property.



### Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

### EPC Rating:

**C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## First Floor

Approx. 58.0 sq. metres

