



Apartment 5, Pavilion Point, Rangemore Hall, DE13 9RE

An exceptional and very spacious two storey penthouse conversion located in the West Wing of the Historic Grade II listed Rangemore Hall. The grounds whilst private, are available to residents for exercise and enjoyment. This location provides a rare opportunity to acquire a prestigious and superior home, being accessed from a lengthy driveway through the private parkland. With sash windows, LPG central heating system and allocated parking the property occupies a penthouse location within the prestigious Rangemore Hall.

The nearby village of Barton under Needwood offers every day amenities with shops, post office, chemist, library, GP surgery, churches and excellent schools. The location allows for easy travel to the facilities and amenities of Lichfield and Burton upon Trent. Whilst the A38 is accessed within approximately 3.5 miles and provides for further travel and access to the A50 and motorway networks.

- Private lift access into property
- Reception Hall
- Cloakroom
- Living Area
- Kitchen
- Study
- Utility/Second Kitchen
- Three Bedrooms
- Three En Suites
- Communal Gardens

The Private Lift access directly leads to:

Reception Hall 3.81 x 3.29m (approx 12'5" x 10'8")
With Limestone floor, lift access, panelled wooden door through to the communal hall and stairs access, and window to side

Guest Cloakroom

Having a white suite comprising of wash basin incorporated within a vanity unit, low flush WC, partially tiled walls and Limestone flooring

Living Area 13.35 x 7.33m (approx 43'8" max x 24'0" max)

A perfect area for entertaining, having part limestone flooring, part polished oak floors, and windows to the side and rear aspects giving views over the long driveway. This space is open plan and incorporates the living, dining and kitchen area of the apartment

Kitchen Area 4.10 x 3.04m (approx 13'52 x 9'10")
Being extensively fitted out with quality wood wall and base units and having integral appliances including the AEG dishwasher and fridge, Rangemaster professional range cooker with five gas burners and a griddle pan to the hob, double enamel sink with drainer, and a granite breakfast top running the lengths of two sides of the units.

Study 3.04 x 2.37m (approx 10'5" x 7'8")
Fitted out with a Hammonds range of drawers, cupboards and work tops and having a window to the rear and Limestone flooring

Utility/Second Kitchen 4.77 x 1.63m (approx 15'6 x 5'3")
Fitted with wall and base cupboards having integrated electric oven and hob, plumbing for washing machine, space for two further appliances underneath the work surfaces, wall mounted central heating boiler and further space for an American style fridge freezer



Landing

Having oak flooring, full length glazed skylights, and doors off to:

Master Bedroom 5.48 x 4.98m (approx 17'9" x 16'3")

Being finished with a range of cream drawer and cupboard units, a walk in wardrobe with velux skylight, a further built in wardrobe, the airing cupboard housing the water tank, windows to two sides and oak flooring. A door leads to:

Luxury En Suite Shower Room

Comprised of a white wash basin set within a vanity unit, hair dryer, bidet, WC and shower with glass door enclosure, partially mosaic tiled walls and heated towel rail

Bedroom Two 4.89 min x 4.39m (approx 16'x0 x 14'4")

Having oak flooring, velux window and further window to the side aspect. A door leads to:

En Suite

Being comprised of a white suite having P-shaped bath with shower over, wash basin set within a range of built in vanity units, WC, hair dryer, ceramic floor and partially tiled walls

Bedroom Three 3.80 x 2.57m (12'5" x 8'4")

Having oak flooring, a window to the rear aspect, built in wardrobe and loft access

En Suite

With a white three piece suite comprised of a P shaped bath with shower over and glazed screen, wash basin set within a vanity unit, hair dryer, fitted WC, ceramic tiling to the walls and floor

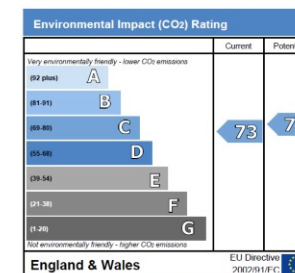
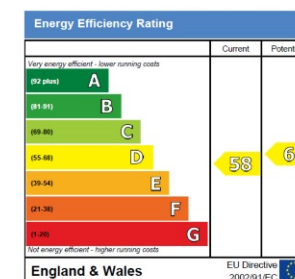




Outside

Pavilion Point boasts a pleasant approach through maintained and well tended gardens via a tarmac driveway

The residents of Rangemore Hall also benefits from use of the communal grounds. The property also owns allocated parking spaces and there is additional unallocated **Visitors' Parking**



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.