



**Apartment 2 Umberslade Hall,
Tanworth in Arden
B94 5DF**

**Guide Price
£1,100,000**



Harts are proud to offer for sale this very prestigious ground floor apartment which forms part of Umberslade Hall, a beautiful 17th Century manor house surrounded by splendid formal grounds totally around 17 acres, and with views of the lovely Warwickshire countryside. Having over 2800 sq ft, this luxurious apartment really needs to be visited to be fully appreciated.

UMBERSLADE HALL

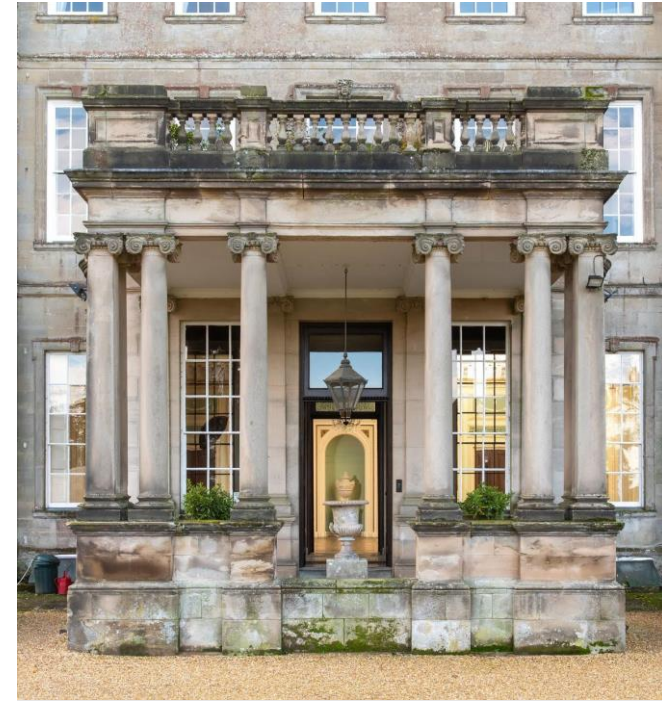
Umberslade Hall is Grade II* listed with many period features including a magnificent communal entrance hall with high ceilings. The building was converted in 1978 into 12 residential apartments and 2 mews cottages, all set in 15 acres of communal gardens & grounds landscaped and maintained to a high standard. Number 2 is situated on the ground floor and is approached via the main grand entrance which is a shared space for all the residents.

Brimming with Georgian period features, charm and stylish elegance, exactly what one would expect from living in such a beautiful building the apartment offers a welcoming reception hallway leading you through to the very impressive drawing room which is of excellent proportions and offers views of the formal grounds and with useful access to the gardens. A second grand reception room, again full of charm and character could also be used as a formal dining room for entertaining and parties.

The breakfast kitchen offers a lovely bright place to cook and dine informally, with integrated appliances, a range of light fronted eye and base level units and with the added benefit of a useful attached utility room. Of course this room also has some wonderful views of the communal grounds.

The property offers three well-proportioned double bedrooms, two with en suites and one having the use of the main bathroom off the reception hallway. The third bedroom is up a small flight of stairs with a large landing space ideal for an office or study area.





GARDENS AND GROUNDS

Our apartment has the benefit of its very own decked area which is perfect for private al fresco dining and entertaining as well as enjoying this sun trap area during the summer months. Umberslade Hall is surrounded by extensive grounds with formal lawns, ancient trees and hedgerows and beautiful fountain and lakes which are always visited by the local wildlife. There is plenty of parking for those visiting the hall as well as garaging for two cars together with a good size wine store/storage cellar.

LOCATION

Ideally located for access to the M42 and M40 motorways which are a short distance away, giving convenient access to Birmingham International Station and Airport, as are the villages of Hockley Heath and Henley-in-Arden. The larger towns of Solihull and Stratford-upon-Avon are within a short drive. Access to London can be achieved via Solihull Railway Station which is less than 8 miles away. The delightful village of Tanworth-in-Arden, with village green, church and gastro pub is also nearby.



ADDITIONAL INFORMATION

TENURE: SHARE OF FREEHOLD 999 year lease from 1975 Purchasers should check this before proceeding. Service charges per annum is approximately £6500

SERVICES: We have been advised by the vendor there is LPG GAS, WATER, ELECTRICITY, AND SEPTIC TANK connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band TBC

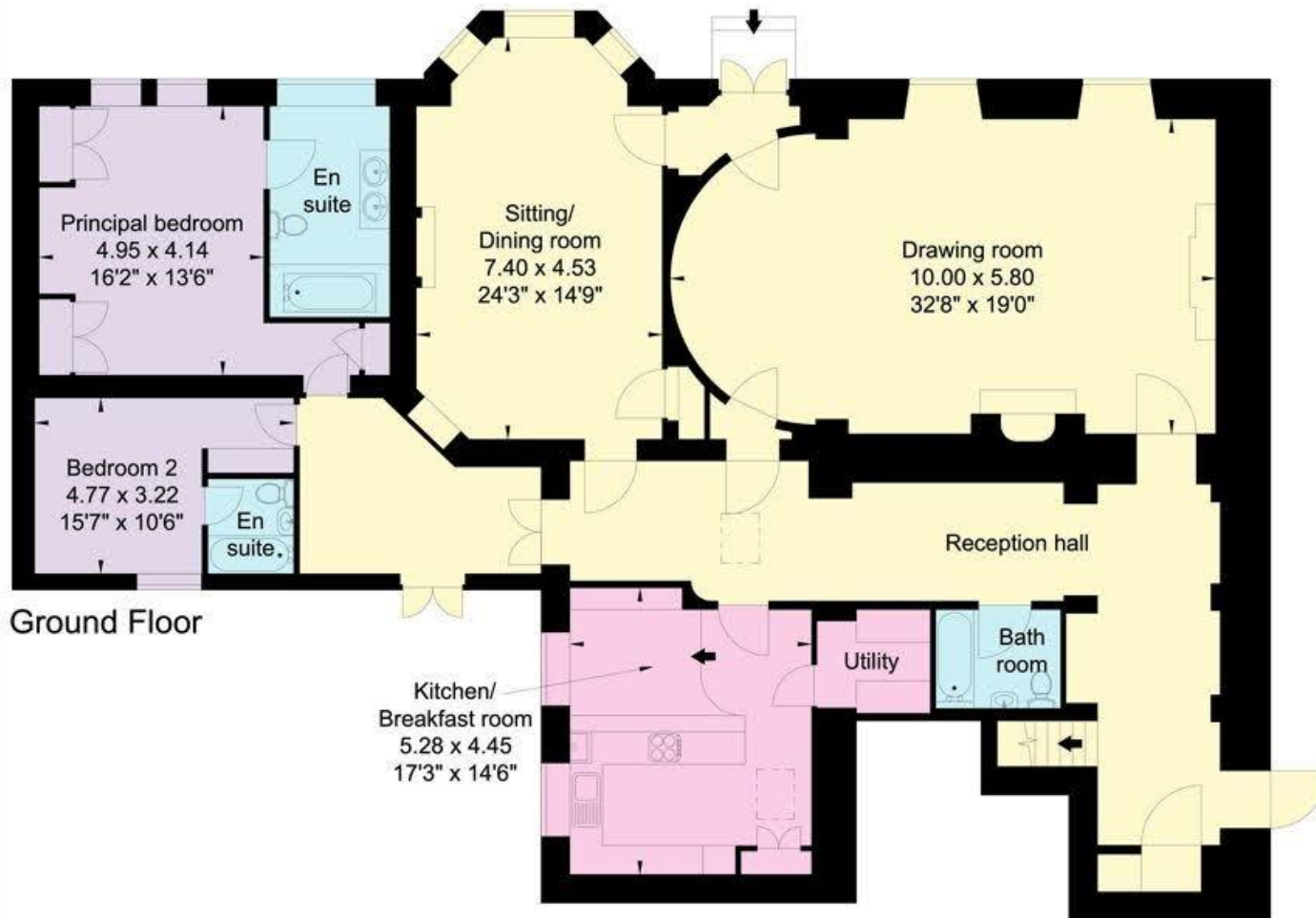
VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

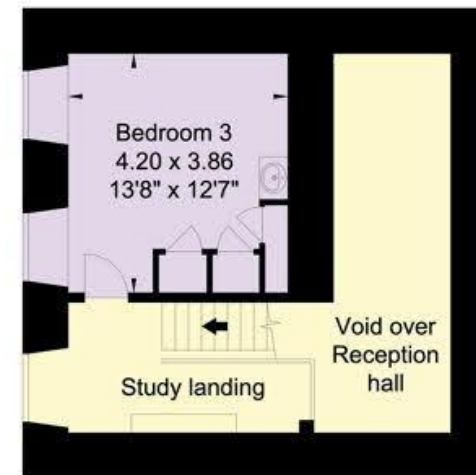
MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



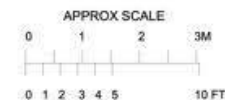




Ground Floor



First Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

268 sq m (2,886 sq ft)

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

2 Umberslade Hall

