



6 Mount Tabor House Leighton Road

| Wingrave | Buckinghamshire | HP22 4EW





# 6 Mount Tabor House

| Wingrave | Buckinghamshire | HP22 4EW

Williams Properties are pleased to welcome to the market this stunning two bedroom duplex apartment, located in the popular village of Wingrave in Buckinghamshire, converted from the old Wingrave Manor House. The property is in high order throughout and offers spacious accommodation, it consists of a lounge/diner, kitchen, WC, two double bedrooms and two en-suites. Outside, there are large communal gardens, shared between the flats, with far reaching views to the front of the property, two allocated parking spaces and electric gates for vehicle access. Viewing is highly recommended on this one of a kind purchase.

Offers over £350,000

## Wingrave

Wingrave is a pretty hilltop village heavily influenced by Rothschild architecture. There is a local shop, Church, school, public house, garage and village pond. The County town of Aylesbury is approximately 8 miles away and offers a comprehensive range of amenities including a rail service to Marylebone also the Euston line can be found at Tring, Leighton Buzzard or Cheddington.

## Council Tax

Band D

## Local Authority

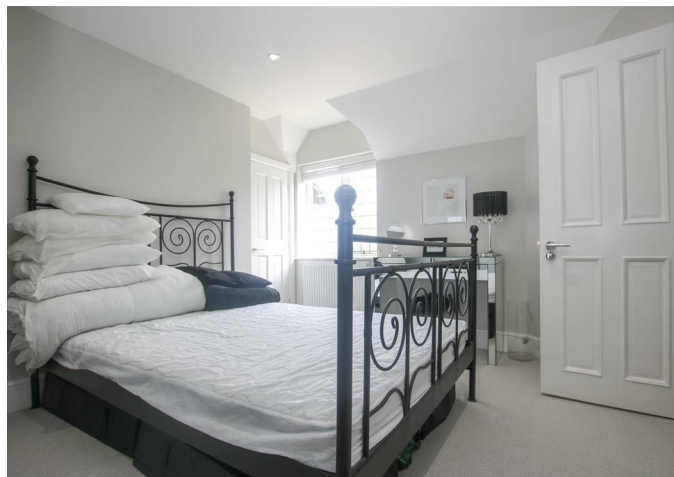
Buckinghamshire Council

## Services

Mains electric and water, with electric panel heating.

## Entrance

Enter via the front door into the entrance hall. There is stairs rising up to the first floor landing.





- Two Double Bedrooms
- Two En-Suites
- Two Allocated Parking Spaces
- Gated Access
- First Floor Duplex Apartment
- Large Communal Gardens
- Village Location
- Viewing Highly Recommended

#### **Lounge/Diner**

Lounge/diner consists of wooden flooring, window to the front aspect and an opening leading into the kitchen. There is space for a three piece suite, dining set and a range of other furniture.

#### **Kitchen**

Kitchen consists of wooden flooring and a range of wall and base mounted units, with granite worktops. Inset oven, electric hob and overhead extractor fan. Inset sink, draining board and mixer tap. There is an integrated dishwasher, washing machine and fridge/freezer.

#### **WC**

WC consists of wooden flooring and tiles laid to splash sensitive areas. There is a hand wash basin and low level WC.

#### **Second Floor**

Carpeted stairs rise up to the second floor landing. There are doors leading into both bedrooms.





Wingrave village is popular with families and plays host to a range of facilities including a pre-school and primary school, village store and Post Office, and a popular pub "The Rose and Crown". There are good transport links with road access to the A413 and a bus route serves the area with direct links to Aylesbury and beyond.



### Main Bedroom and En-Suite

Main bedroom consists of carpet laid to the floor, built in wardrobe, door leading into the en-suite and a window to the front aspect. There is space for a double bed and other bedroom furniture. En-Suite consists of tiles laid to the floor and to the surround. There is a shower cubicle, hand wash basin and low level WC.

### Bedroom Two and En-Suite

Bedroom two consists of carpet laid to the floor, built in wardrobe, airing cupboard, door leading into the en-suite and a window to the front aspect. There is space for a double bed and other bedroom furniture. En-Suite consists of tiles laid to the floor and to splash sensitive areas. There is a shower cubicle, hand wash basin and low level WC.

### Parking

There is two allocated parking spaces directly in front of the property.

### Communal Gardens

There are large communal gardens spanning near to three acres with far reaching stunning views to the front overlooking fields. All residents have access to the communal gardens with electric gates for vehicle access.

### Lease Details

Lease Length Remaining: 125 Years  
Service Charge: £192.00 PCM

### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### EPC EXEMPT







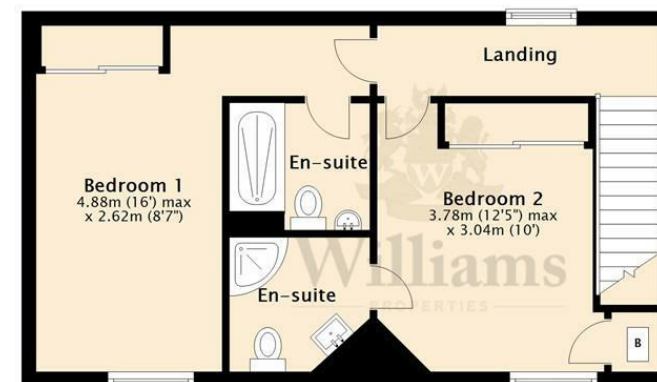
## First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



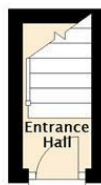
## Second Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



## Ground Floor

Approx. 2.0 sq. metres (21.4 sq. feet)



**Total area: approx. 88.6 sq. metres (953.5 sq. feet)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.