





£250,000

A beautifully presented two bedroom ground floor apartment which is located in this gated manor house development, situated in idyllic grounds with stunning views overlooking the Vale of Aylesbury and the Chiltern Hills beyond. Benefits include modern fitted kitchen and bathroom and also two allocated parking spaces.

Property Description

ENTRANCE PORCH

Hardwood door to:

ENTRANCE HALL

Leaded light window to front. Door to:

LOUNGE

Leaded light window to front. Two radiators. Television point. Recessed spotlighting. Built in cupboard housing boiler. Openings to inner hall and kitchen area.

KITCHEN AREA

Fitted with stainless steel sink unit with mixer tap. Range of units with granite work surface over. Built in oven and hob with extractor fan over. Integrated fridge freezer, space for washing machine and dish washer.

INNER HALL

Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed leaded light window to rear. Television point. Radiator. Recessed spotlighting.

BEDROOM TWO

Double glazed leaded light window to rear. Radiator.

BATHROOM

Comprising bath with shower unit over, wash hand basin with storage cupboard below, low level w.c. part tiled walls, heated towel rail, recessed spotlighting, shaver point.

ALLOCATED PARKING

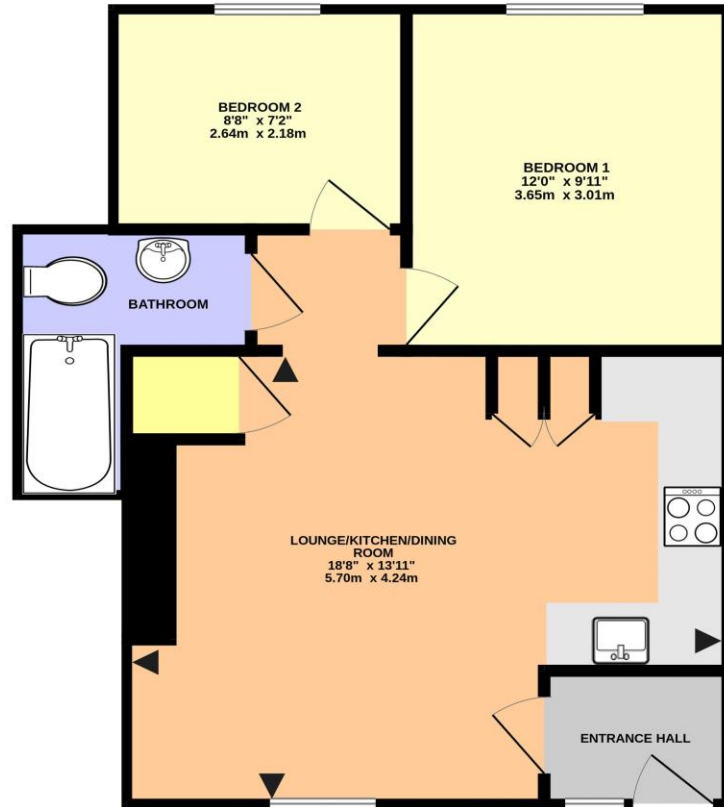
COMMUNAL GARDENS

Extending to approximately 3 acres the grounds are approached via electric double gates, the sweeping driveway leads to the properties and parking areas.

WINGRAVE

Situated in the Buckinghamshire village of Wingrave which offers general store and post office, junior school and public house. Wingrave is situated approximately 6 miles from Aylesbury, 6 miles from Tring and 7 miles from Leighton Buzzard all providing mainline train stations to either London Marylebone and Euston. LOCATION Mount Tabor is located in mature grounds adjoining open farmland on its Eastern and Southern boundaries. To the West lies the former stable block. The buildings have the best of both worlds, enjoying rural outlook in a mature setting, yet being very much a part of the village of Wingrave.

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



MOUNT TABOR, WINGRAVE HP22 4EW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 507 sq.ft. (47.1 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has 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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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