Michael ANTHONY

Mount Tabor, Leighton Road

Offers in Excess of £375,000 Freehold



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Offers in Excess of £375,000

Set within this beautiful Manor House development enjoying the large communal grounds and wonderful views over the Vale of Aylesbury this two bedroom stable conversion offers a wealth of character combined with all modern amenities. The property also offers a good sized open plan living space, main bathroom and ensuite shower room, enclosed private garden, allocated parking for two cars and no onward chain.

Property Description

ENTRANCE
Wooden door to:

ENTRANCE HALL
Stairs to first floor. Radiator. Doors to lounge and cloakroom. Built in cupboard housing electric boiler serving central heating and hot water system.

CLOAKROOM
Low level w.c. Wash hand basin. Radiator.

LOUNGE/DINER
A lovely open plan room with two double glazed windows to front and double glazed double doors to rear, two radiators. Opening to kitchen.

KITCHEN
Fitted with a range of base and eye level units with work surfaces over. Integrated dish washer, fridge and freezer, washer/dryer, microwave and coffee machine, built in oven and hob with extractor fan over. Inset stainless steel sink unit with mixer tap. Double glazed window to rear aspect.

LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
Double glazed window to front aspect. Built in wardrobe. Exposed beams. Radiator. Door to ensuite.

ENSUITE
Three piece suite comprising low level w.c. wash hand basin, tiled shower cubicle. Part tiled walls. heated towel rail. Exposed beams. Double glazed window to rear aspect.

BEDROOM TWO
Double glazed window to rear aspect. Radiator. Exposed beams.

BATHROOM
Three piece suite comprising low level w.c. wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment over, part tiled walls, heated towel rail.

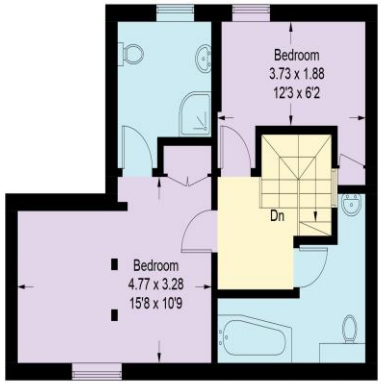
OUTSIDE

PARKING
Allocated parking for two cars plus visitors parking area.

REAR GARDEN
A low maintenance garden which is laid to paving and shingle all enclosed by fencing, outside cold water tap, lighting and power point.

COMMUNAL GROUNDS
Accessed via electric gates the communal grounds extend to approximately 3 acres and are mainly laid to lawn with far reaching views over the Vale of Aylesbury towards the Chiltern Hills.

ADDITIONAL INFORMATION
Council Tax Band D, Annual Ground Rent £20.00, Service Charge approximately £1280 per annum (including water bill)



First Floor



Ground Floor

Mount Tabor

Approximate Total Area
954 sq ft / 88.6 sq m

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 and compass bearings before
making any decisions reliant upon them. (ID1340445)

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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