

GREEN & CO

£185,000

8 Arnold Way

Grove Wantage, Oxfordshire OX12 0GT

GREEN & CO
RESIDENTIAL
FOR SALE
ARNOLD WAY



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Description

Recently built one-bedroom first floor apartment set in this convenient location close to local amenities. Offered for sale with the balance of a 999-year lease and a peppercorn ground rent the property offers communal gardens, allocated parking, bin store, bike store and there is visitor parking for the block. The property features entrance hall with storage cupboards, large main bedroom, bathroom and open plan kitchen/living room with built in appliances, two Juliet balconies and window. Great first purchase or investment we would expect a gross rental yield to be over 6%.

Location

The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along a network of walkways, only seldom needing to crossroads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build please refer to the developers specification.

Utilities

All main services connected.

Heating Type

Gas fired central heating to radiators.



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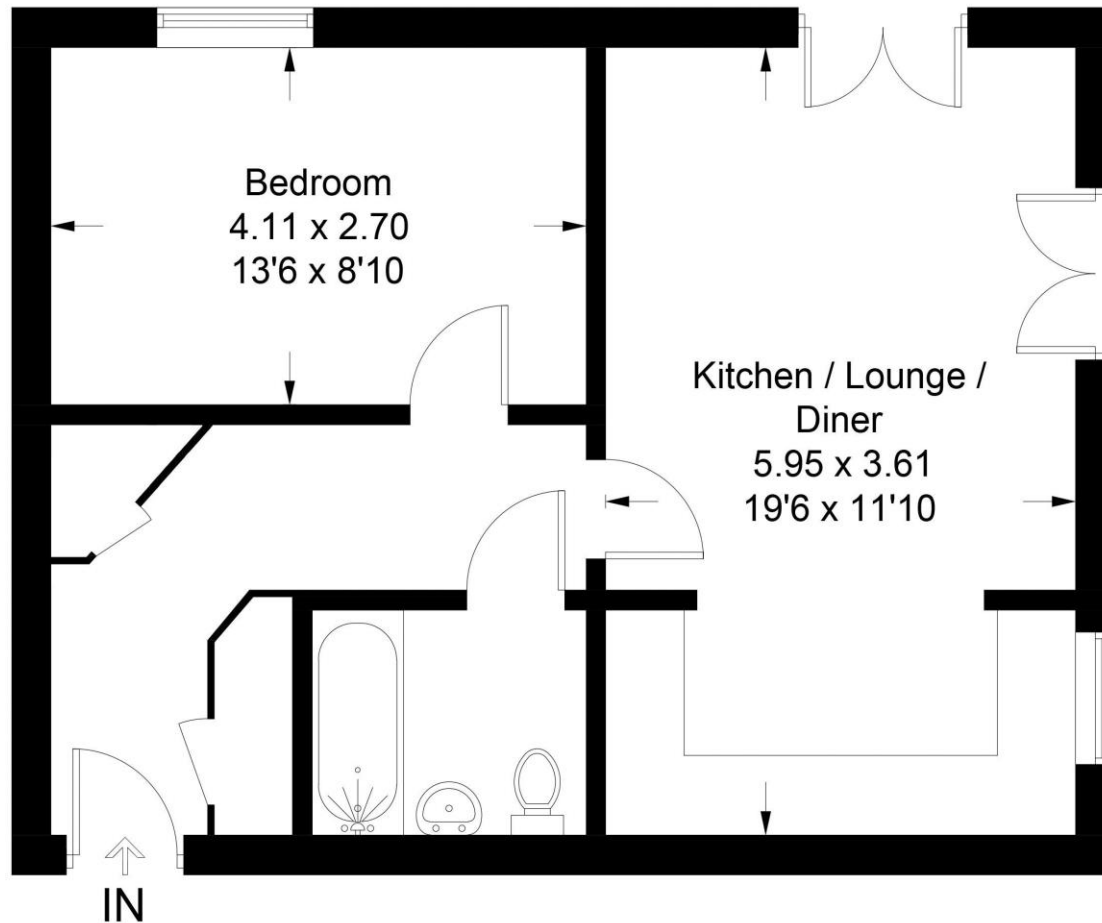




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Approximate Gross Internal Area = 47.2 sq m / 508 sq ft



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.
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EER

B.

Council Tax Band

B.

What3Words

w3w.co/impaled.ballparks.campsites.

Tenure

Leasehold.

Estate Services Charge

£1027.00 per annum as of 31st December 2023.

Ground Rent

Peppercorn Ground Rent.

Lease

Lease term is 999 years from 1st January 2020.



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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co 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. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.