



DOUGLAS & SIMMONS

2 Ridgeway Court, Wolage Drive, Grove
Wantage, Oxfordshire



2 Ridgeway Court Wolage Drive, Grove, Wantage, Oxfordshire, OX12 9NP

Guide Price £205,000 Leasehold

This well appointed two bedroomed ground floor flat situated in the rear corner of the development with an attractive outlook over a stream and a small copse.

- Master with en-suite • Kitchen diner • Dual aspect sitting room • Family bathroom • Allocated parking • Communal grounds • Convenient to town • Attractive outlook over a stream



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.40mins)

DESCRIPTION

This well appointed two bedroomed ground floor flat situated in the rear corner of the development with an attractive outlook over a stream and a small copse. Major features include two double bedrooms one with an ensuite and a family bathroom. Sitting/dining room with dual aspect, with a well appointed kitchen adjacent. There is also a spacious hall with two storage cupboards.

Outside, the flat benefits from communal grounds. Our clients have put a garden seat in the communal grounds which they use regularly as outside space. The flat also benefits from one allocated parking space.

Electric underfloor heating

Maintenance charge - £1646.38 May 25 to Apr 26

125 year lease from 2005

EER-C

Other materials:

- Ofcom checker indicates good coverage indoor and outdoor for, EE, O2, Three and good indoor coverage with variable coverage outdoor for Vodafone
- Ofcom checker indicates standard and ultrafast broadband are available at this property
- Government portal indicates that this area is low flood risk
- We are unaware of any planning permissions that could negatively effect the property

FLOOR AREA

765.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C

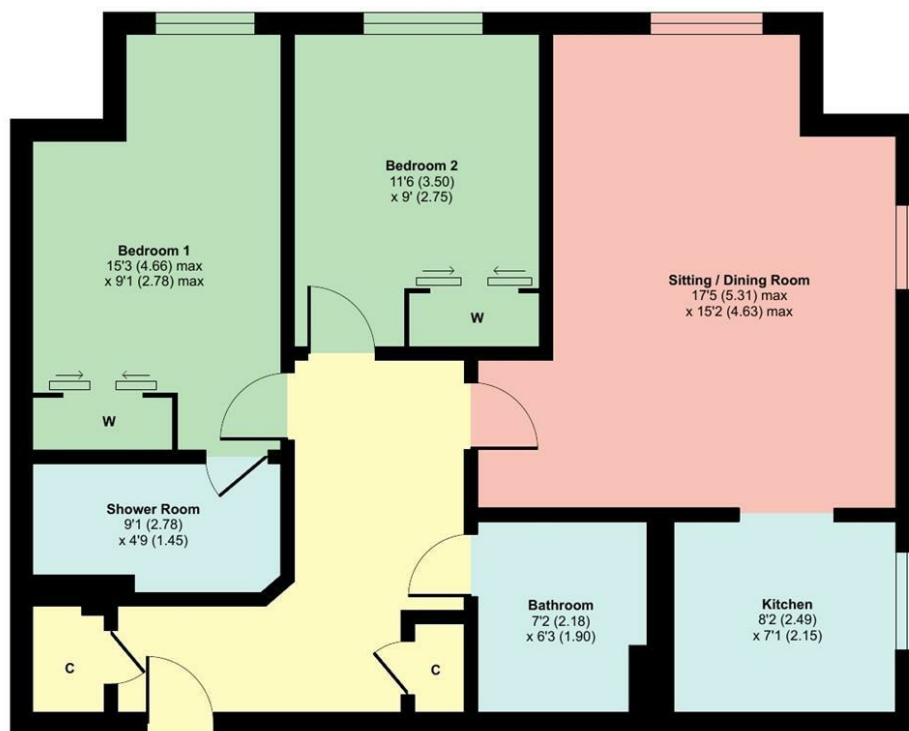




Wolage Drive, Grove, Wantage, OX12

Approximate Area = 765 sq ft / 71 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

DIRECTIONS TO OX12 9NP

what3words:///president.notion.swordfish As indicated by our D&S 'For Sale' sign

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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