



DOUGLAS & SIMMONS



3, Wolage Drive, Grove
Wantage, Oxfordshire

3 Wolage Drive, Grove, Wantage, Oxfordshire, OX12 9FB

Guide Price £220,000 Leasehold

A modern, contemporary and well-appointed two bedroom ground floor apartment constructed by Berkeley Homes to a high specification, situated within close proximity to both Wantage and Grove and their amenities.

- 2 good sized bedrooms • Master with ensuite • Family bathroom • Open plan kitchen dining living • Parking for one car • Close to Wantage and Grove • Ground floor



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

A modern, contemporary and well-appointed two bedroom ground floor apartment constructed by Berkeley Homes to a high specification, situated within close proximity to both Wantage and Grove and their amenities, offered for sale with no ongoing chain.

With a security entrance system, the apartment affords an entrance hallway, open plan living room/dining room and modern well-fitted kitchen with plumbing for washing machine and dishwasher with integrated fridge and freezer. The property also benefits from a master bedroom with fitted wardrobes affording an en-suite with double shower cubicle and a second bedroom currently laid out with sofa bed area with Georgian style double glazed window to side.

Outside the property, there are communal gardens and one allocated parking space accessed via the rear of the property.

103 years remaining on lease.

2025 service charge - £1646.38 (can be paid in June and October)
£200 ground rent per annum (can be paid in two instalments in March and September)

EER -D

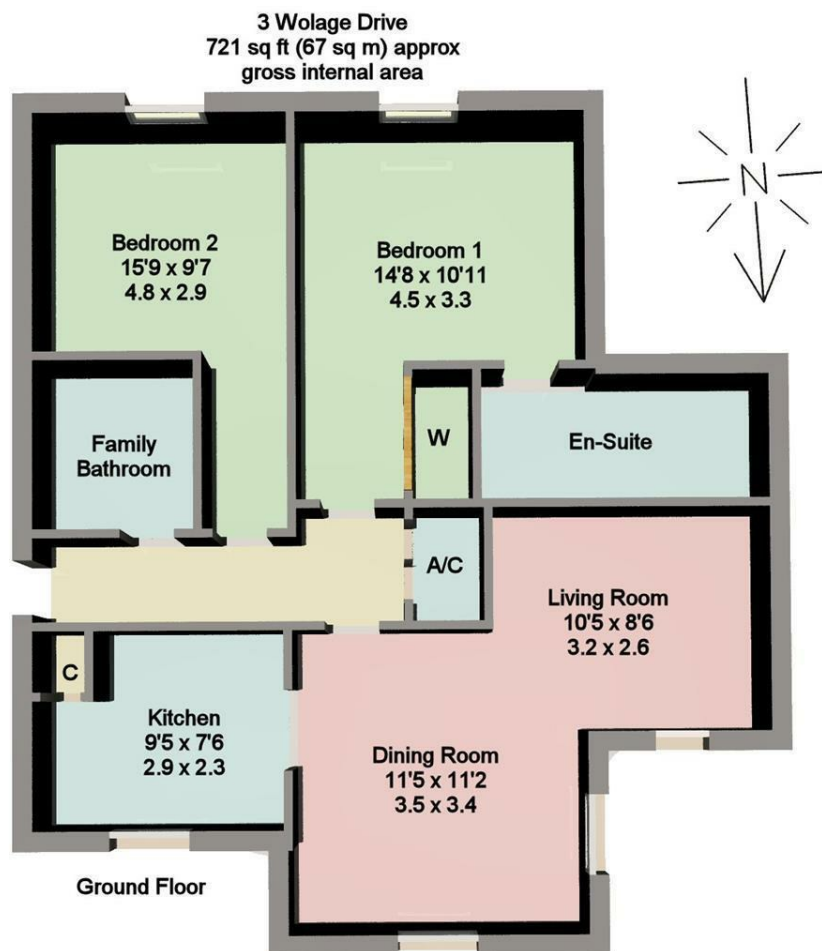
FLOOR AREA

721.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C





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		
England & Wales	64	76
	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 9FB

what3words:///enable.signs.encourage As indicated by the D&S 'For Sale' sign

Other Important Information:

- Ofcom Mobile Check indicates good availability outdoor and in home for EE, O2, Three and Vodafone
- Ofcom indicates standard and superfast broadband are available at this property
- The government portal highlights this area as low flood risk
- We are unaware of any planning permissions that could negatively effect the property.

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. **EGS/SL**

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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