

GREEN &
CO



£210,000 7 Wolage Drive, Grove, Wantage, Oxfordshire, OX12 9FB, UK

Leasehold

Welcome to your new home in Grove near Wantage, Oxfordshire! This fantastic upper-floor two-bedroom, two-"bathroom" apartment is perfect for first-time buyers and investors alike. Situated in a convenient location close to both Wantage and Grove centres, this apartment offers larger-than-average accommodation with generous storage. You'll find yourself enjoying the luxury of a bathroom and an ensuite shower room, as well as the convenience of allocated parking. Nestled in the village of Grove, you'll be just a short walk away from various local facilities. With the bustling market town of Wantage also nearby, you'll have easy access to shops, restaurants, and more. Enjoy a leisurely stroll through the scenic landscape of nearby parks and green spaces, discover the area's rich history at the local museum and historical sites and indulge in shopping and dining experiences at the various businesses located just moments away. Don't miss out on the opportunity to make this wonderful property your own. Contact us today to arrange your viewing.

Utilities. All mains services are connected with the exception of gas. **Heating Type.** Electric storage heaters.

Leasehold. 125 years from & including 1st July 2002. Service Charge. £1726.22 per annum as of May 2024. Ground Rent. The Ground Rent is paid annually at £200, with a review every 25 years, doubling thereafter.

what3words. [w3w.co/highlighted.natively.comforted](https://www.what3words.com/highlighted.natively.comforted).

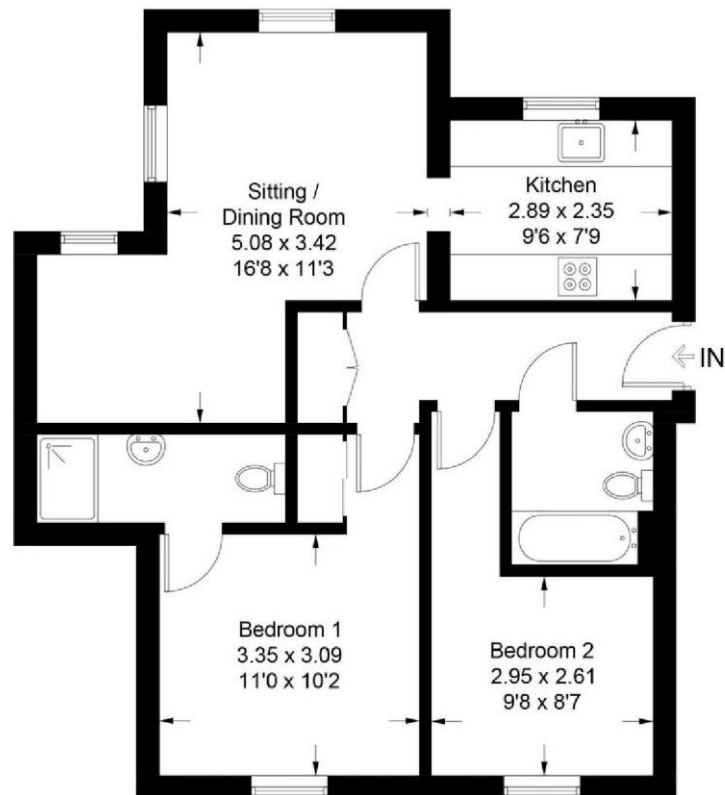
Location. The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. Its favoured position 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 with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

Other Material Information. Some library images have been used in the marketing material for this property.



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Approximate Gross Internal Area = 65.5 sq m / 705 sq ft



First Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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