



43 Arnold Way, Grove

Guide Price **£175,000**

Waymark

43 Arnold Way

Grove, Wantage

This beautifully presented one bedroom ground floor apartment is offered to the market with no onward chain and represents an ideal opportunity for first time buyers or investors.

The welcoming entrance hall provides access to all rooms within the apartment and benefits from two separate storage cupboards, offering excellent additional storage while maintaining a practical and well-organised layout. The property boasts a spacious open-plan living area designed to impress, featuring a dual-aspect layout flooded with natural light and enhanced by elegant Juliet balconies. The modern kitchen is seamlessly integrated into the living space, creating a sociable environment ideal for both relaxing and entertaining. The generous master bedroom also benefits from a dual-aspect design, ensuring a bright and airy atmosphere throughout the day while providing ample space for a range of furnishings. The contemporary bathroom is finished to a high standard, complementing the overall sense of style and comfort that defines this impressive home.

Additional features include an allocated parking space, providing added convenience for residents, along with a secure entry system, a communal lockable bike store, and a separate bin shed. The Wellington Gate development is ideally located, offering easy access to a range of local amenities and excellent transport links. This makes it a popular choice for professionals and commuters, with local shops, restaurants, and public transport options all within easy reach.



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With its light-filled interiors, modern finishes, practical layout, and excellent storage, this apartment combines comfort and convenience in a highly desirable location. An early viewing is highly recommended to fully appreciate the quality and appeal of this exceptional property.

Material Information: The property is leasehold with a lease term of 999 years with 995 years remaining. The service charge is £1183 per annum paid annually, reviewed annually. The property is connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - only FibreNest available on development.





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Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

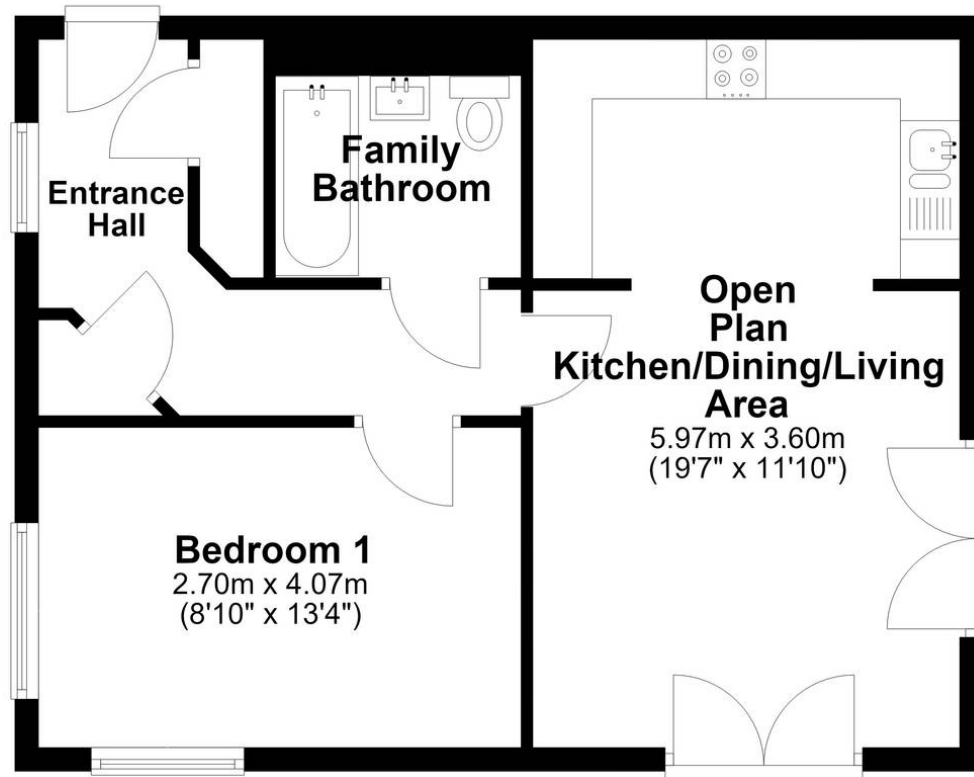
EPC Environmental Impact Rating: B

- Beautiful One Bedroom Ground Floor Apartment
- NO ONWARD CHAIN
- Representing An Ideal First Time of Investment Purchase
- Spacious Open-Plan Living Area Featuring A Dual-Aspect Layout & elegant Juliet Balconies
- Light & Bright Apartment With Many Windows Flooring The Space With Natural Light
- Good Size Dual Aspect Master Bedroom
- Allocated Parking Space
- Popular & Convenient Wellington Gate Development



Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 46.4 sq. metres (499.1 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage – OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

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