



16 Arnold Way, Grove  
£183,500

Waymark

## 16 Arnold Way

Grove, Wantage

This immaculate one-bedroom top floor apartment presents an excellent opportunity for first-time buyers or investors, located within the highly sought-after Wellington Gate development. Constructed by Persimmon Homes in 2021, the property has since been maintained to a high standard, and should be viewed internally to fully appreciate.

The property features a spacious open-plan living area, beautifully enhanced by Juliette doors that allow an abundance of natural light to fill the room, creating a bright and welcoming atmosphere. The upgraded kitchen is a standout feature, thoughtfully designed with sleek built-in appliances, ample storage, and elegant quartz worktops, offering both practicality and a touch of luxury.

The generous master bedroom benefits from large built-in wardrobes, providing excellent storage while maintaining a clean and contemporary feel. A modern bathroom, finished to a high standard, complements the stylish interior found throughout the apartment.





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Additional upgrades include stylish inset spot downlights and wood-effect laminate flooring, enhancing the modern finish throughout the apartment. The building itself benefits from a secure entry system, along with convenient bin and bike storage facilities for residents.

Externally, the property comes with one allocated parking space, while the development also provides three visitor parking spaces, making it convenient for guests and visitors.

Residents of the Wellington Gate development enjoy convenient access to local amenities, transport links, and recreational facilities, making day-to-day living easy and enjoyable.

Material Information: The property is leasehold with a lease term of 999 years with 993 years remaining. The service charge is £1400 per annum paid 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. Ultrafast available.



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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

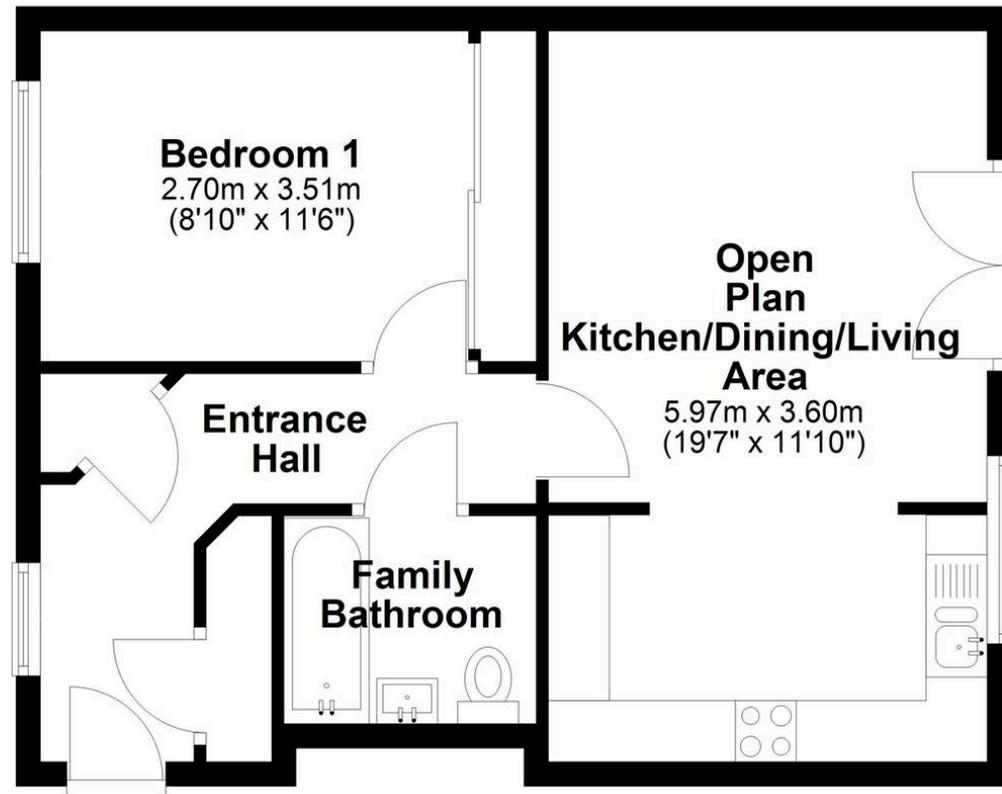
EPC Environmental Impact Rating: B

- Immaculate One Bedroom Top Floor Apartment
- Spacious Open Plan Living Space With Pleasant Juliette Doors Flooding The Space With Natural Light
- Upgraded Kitchen With Built-In Appliances & Beautiful Quartz Worktops
- Impressive Master Bedroom With Large Built-In Wardrobes
- Allocated Parking Space Along With Additional Visitors Spaces
- Popular & Convenient Wellington Gate Development
- Ideal First Time or Investment Purchase



## Second Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 45.7 sq. metres (491.5 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

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