



10 Wolage Drive, Grove

Guide Price £219,000

Waymark

10 Wolage Drive

Grove, Wantage

NO ONWARD CHAIN - A purpose built THREE bedroom top floor apartment situated just outside Wantage town centre.

The property features a large central hallway with access to all rooms. The 19ft sitting/dining room has double opening glazed doors from the hallway and opens into the kitchen with a built in electric oven and hob. There are three well proportioned bedrooms, the master bedroom has an en-suite shower room and built in cupboard, the third bedroom also has a built in wardrobe, besides the en-suite there is also a family bathroom with a white suite. Further benefits include electric heating and uPVC double glazing throughout.

Situated in a highly convenient location, the apartment is just a short walk to the Lidl supermarket and within walking distance from Wantage Market Place, supermarkets, cafés, restaurants, and a wide range of everyday amenities. Excellent road and transport links also provide easy access to surrounding towns and cities.

Externally, the property benefits from two car-parking spaces in tandem, adding valuable convenience in this sought-after town-centre setting.

Material Information - The property is leasehold with 101 years remaining. There is a service charge of £1646 per annum and ground rent of £200 per annum.

Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and in-home for EE, Three & Vodafone, Good outdoor for O2 according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary.





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Situated just North of Wantage town in the heart of the Vale of White Horse and ideally situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

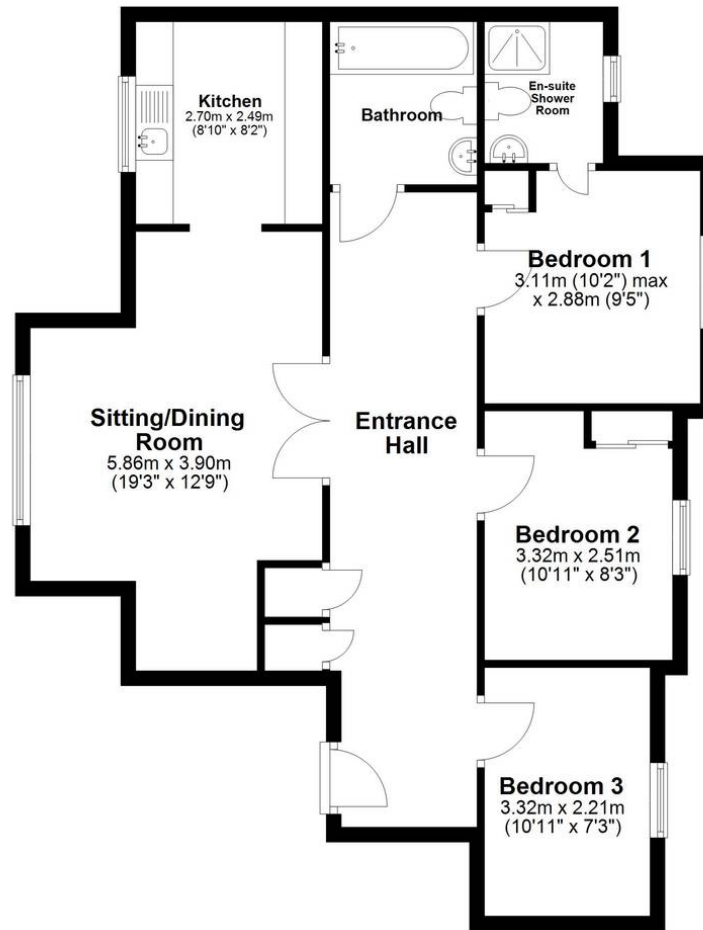
EPC Environmental Impact Rating: D

- Second Floor Apartment
- Three Bedrooms
- Master Bedroom with En-Suite Shower Room
- 19ft Sitting/Dining Room
- Two Parking Spaces in Tandem
- Good Access to Wantage Town Centre
- Close to the Lidl Supermarket



Ground Floor

Approx. 77.2 sq. metres (831.5 sq. feet)



Total area: approx. 77.2 sq. metres (831.5 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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