

GREEN &  
CO



£210,000 5 Wolage Drive, Grove, Wantage, Oxfordshire, OX12 9FB, UK

Leasehold



GREEN & CO

£210,000 Wolage Drive, Grove

Council Tax Band C

This attractive first-floor apartment offers well-balanced accommodation in a highly convenient setting, within walking distance of both Wantage and Grove, as well as a range of nearby shops and amenities, including the recently opened Lidl. The property is arranged to provide two comfortable double bedrooms, with the main bedroom benefiting from its own private ensuite shower room, while a separate family bathroom serves the remainder of the apartment. A standout feature is the notably light and spacious living and dining room, offering plenty of room to relax or entertain, alongside the kitchen that provides a more traditional layout with clearly defined living spaces. This apartment also comes with the added advantage of an allocated parking space, with further space available, and is offered to the market with no onward chain, making it an appealing option for first-time buyers, investors and downsizers alike.

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

Utilities. All mains services are connected, with the exception of gas.

Heating Type. Electric storage heaters.

Leasehold. 125 years from and including the 1st July 2002.

Service Charge. £1646.38 paid annually as of May 2025.

Ground Rent with Review Period. £100.00, paid every 6 months with a scheduled



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



review every 25 years from the start of the lease. The review period outlines that the Ground Rent will double for five periods. From our experience, a Deed of Variation is likely to be required on this purchase.

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.

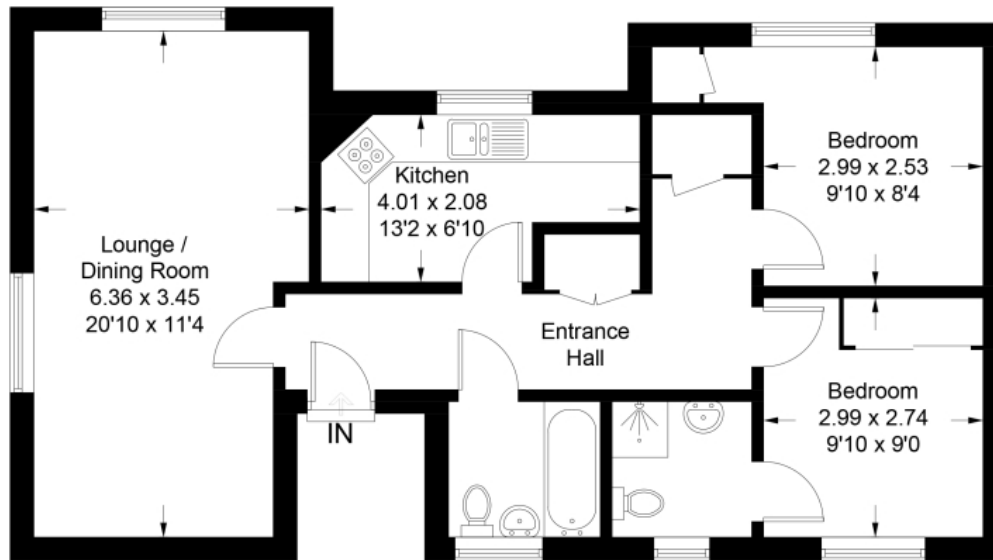




GREEN & CO

## 5 Wolage Drive, Grove, Wantage, OX12 9FB

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft



**First Floor**

**GREEN**

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.  
Fourlabs.co © (ID1297670)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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>.

**GREEN &  
CO**



**Harry Goodman**  
01235 773 404



**James Goodman**  
01235 773 401



**Kevin Flanagan**  
01235 773 402

**IMPORTANT** - In compliance with the DMCC Act 2024, Green & Co. makes every effort to provide accurate, up-to-date information, including property tenure (Freehold/Commonhold/Leasehold), council tax band, utility types, and material restrictions or building safety issues, as made available to us. We recommend that buyers verify this information alongside their legal representative before making an offer. The details and photographs within this brochure are for guidance only and are accurate to the best of our knowledge. They do not constitute a contract or offer. Green & Co. has not tested any apparatus, equipment, or services and cannot verify that they are in working order. All measurements are approximate and any digitally enhanced images are meant to illustrate potential, not guarantee reality.