



GREEN &
CO

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

Leasehold



GREEN &
CO

£210,000 Wolage Drive, Grove

Council Tax Band C

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.

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

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

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

Heating Type. Electric storage heaters.

Leasehold Service Charge and Ground Rent with Review Period. Leasehold. 125 years from & including 1st July 2002. £1726.22 per annum as of May 2024. Ground Rent £200



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



per annum as of January 2024. Ground rent for the first 25 years is £200.00 for the second term of 25 years the sum is £400.00, for the third term the sum is £800.00, for the fourth term of 25 years the sum is £1600.00 and for the final term of 25 years the sum is £3200.00.

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.

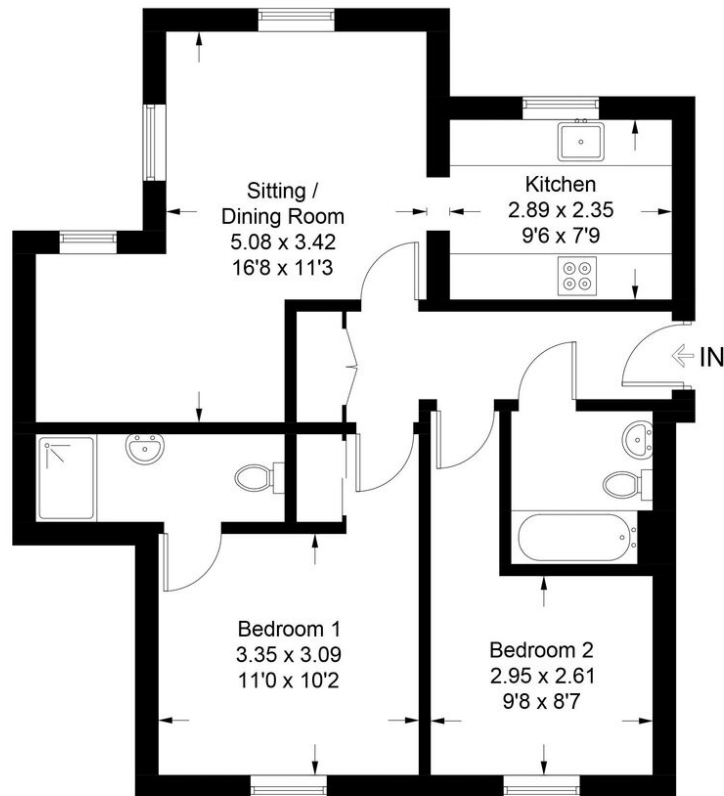




GREEN &
CO

7 Wolage Drive, Grove, Wantage, OX12 9FB

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.
Fourlabs.co © (ID1163657)

GREEN & CO

GREEN & CO

| 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 | | |

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.