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12 WOLAGE DRIVE, GROVE, WANTAGE, OXFORDSHIRE, OX12 9FJ



- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Dual Aspect Living/Dining Room
- Modern Bathroom & En-suite Shower Room
- Allocated Off-Road Parking Space
- No Onward Chain

Asking Price £200,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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PROPERTY DESCRIPTION

A well-presented, ground floor two double bedroom apartment situated within a convenient position for both Wantage and Grove. With modern fitted kitchen & a dual aspect living/dining room. Allocated parking off road parking, No onward chain. EPC Rating C.

LOCAL INFORMATION

Grove is a village and civil parish on Letcombe Brook about 1.5 miles (2.4 km) north of Wantage in the Vale of White Horse. It was part of Berkshire until the 1974 boundary changes transferred it to Oxfordshire. Letcombe Brook runs through Grove. In 1942 RAF Grove was opened as a Bomber Command training base. In 1943 it was transferred to the United States Army Air Forces and the 45th Air Depot Group established one of the largest and busiest supply airfields in Europe. Grove has two primary schools: Millbrook Primary School and Grove Church of England Primary School. Grove has two public houses (three formerly): The Baytree, Denchworth Road and The Bell, Main Street. Grove has two parades of shops including a chemist, bakers, dry cleaners, hardware shop, pet shop, hairdressers, Co-op, Tesco Express, Costa and a selection of takeaways.

ACCOMMODATION

Accommodation comprises: Entrance Hall, dual aspect living room, modern fitted kitchen including fridge/freezer, dishwasher, washing machine, electric oven, extractor hood and hob. Main bedroom with en-suite shower room, second double bedroom, fitted wardrobes, internal storage, and family bathroom.

OUTSIDE SPACE

Allocated parking space located in the car parking area to the rear of the apartment block.

LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council - Council Tax Band C. Mains electric, water & drainage. Electric heating and double glazing throughout. Service charge of £1755 PA & Ground rent of £200 PA Approx. Lease Term 125 years from 01/07/02.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

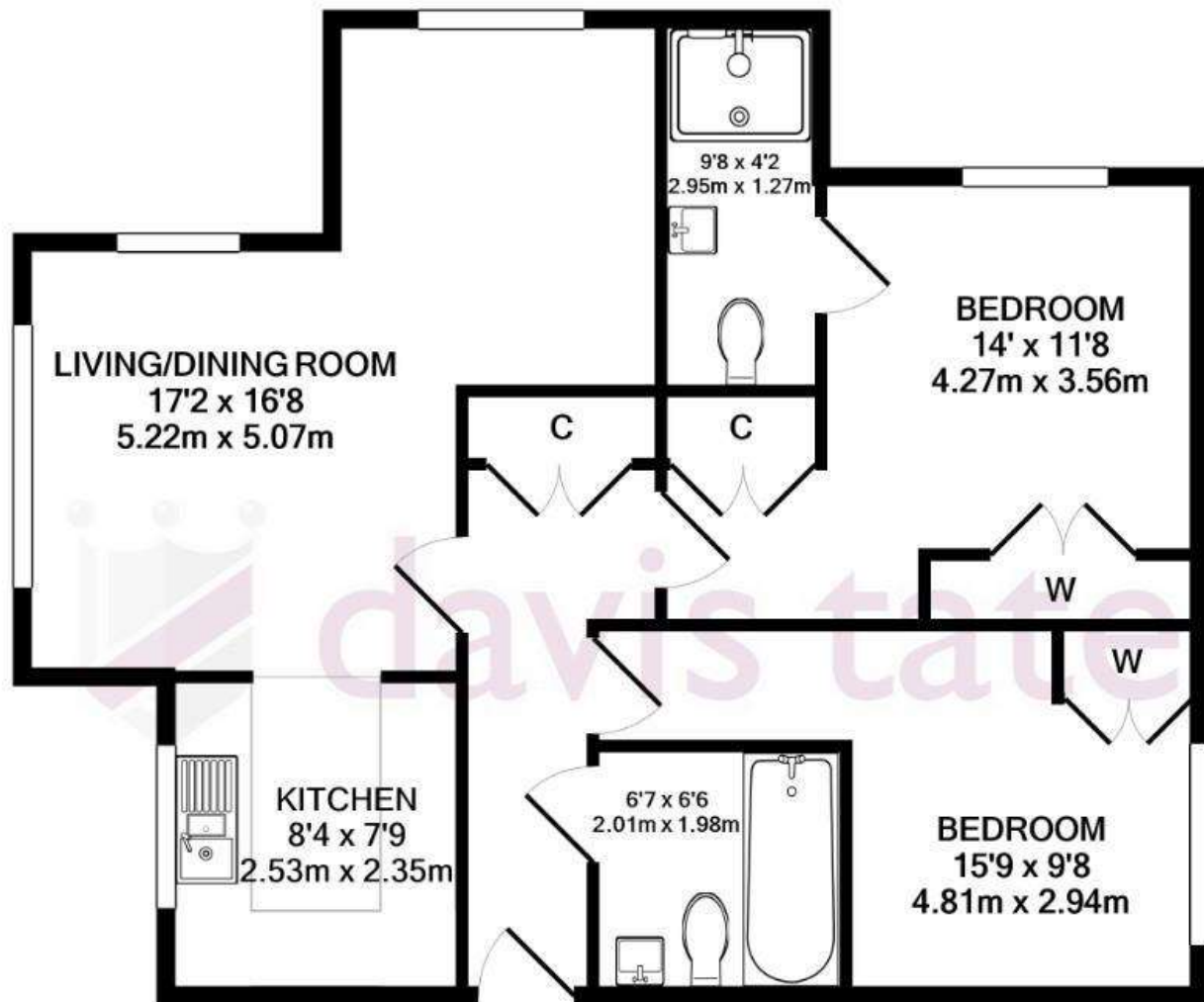
These particulars are a general guide only. They do not form part of any contract. Services, systems, and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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