



Grosvenor Court, Ivybridge, PL21 9GH

CHRISTOPHER'S  
— SOUTH HAMS —





## Grosvenor Court, Ivybridge, PL21 9GH

Christopher's South Hams are pleased to market this superb one-bedroom apartment. Situated on the first floor in the well reputed McCarthy & Stone purpose-built Grosvenor Court, this well-appointed suite is perfect for anyone wanting to retire somewhere within walking distance to a wealth of amenities.

Beyond the secured, communal entrance, a lift invites you to this apartment. A private entrance vestibule welcomes you inside, and there is ample storage for guests to hang their coats as well as a large airing cupboard.

The apartment is divided between a spacious double bedroom (with fitted wardrobes) and large reception room with modern, fitted kitchen leading off. All principal rooms share in views over the communal grounds which can also be enjoyed from the Juliet balcony in the reception room – a brilliant way of letting the light and air float through. A newly fitted wet-room remains under warranty and is also a fantastic adaptation to this property.

It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, that they be over 60 years old and 55 years old respectively. Residents also benefit from a popular communal lounge, laundry room and even a visitor's guest suite.

A fabulous apartment in an excellent location!



## Key Features

- Retirement Apartment (age restrictions apply)
- Secure Entry System
- Communal Facilities and Gardens
- On-site Day Manager & 24-hour Call Emergency System in place
- Kitchen with Integrated Appliances
- New Dimplex Heater in Reception Room
- Newly fitted Wet-Room
- Car Park and Electric Scooter Charging Points

## Situation & Amenities

With the pretty River Erme flowing from the moors through the middle of the town, Ivybridge is family-orientated with a rich heritage of traditional industries such as milling and cloth making that are still celebrated today. As well as its fascinating history, Ivybridge offers adventure. The idyllic countryside and moorland offer miles of magnificent walking trails out of the town, whilst in the town itself you'll find pubs, eateries and a variety of shops and supermarkets. The property sits within walking distance of the town centre. There is a good choice of primary schools all within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award. There are several places of worship with noteworthy histories, GP and Dental Surgeries, a Minor Injuries Unit, two leisure centres with swimming pools, fitness suites, and various health classes. The charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities as well as the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all add to the community focus of the town. Ivybridge certainly has a wealth of opportunities to welcome you and with its very own train station there are excellent transport links to Plymouth, Exeter, and London with all the amenities that larger cities can offer.

**Tenure:** Leasehold (2130)

106 years remaining

**Services:** Mains Electricity. Mains Water. Mains Drainage.

**Maintenance Charges:** Firstport Service Charge is currently £3,460 pa  
Estates & Managements is currently £395 pa

**Broadband Type:** <https://www.openreach.com/fibre-broadband>

**Broadband Availability:** <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Coverage:** <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Local Authority

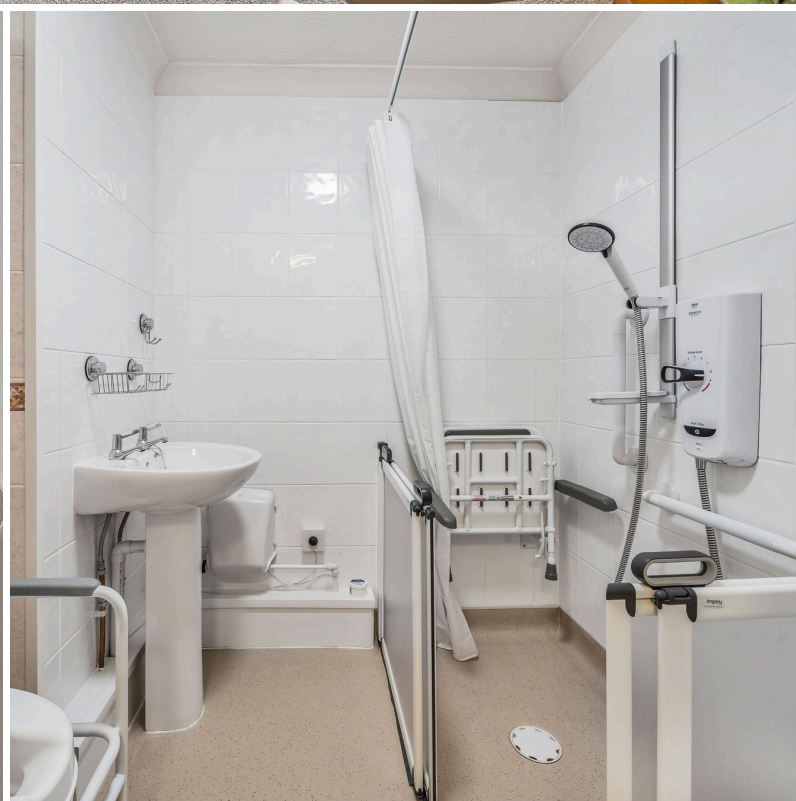
South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** A

## Viewings

Strictly by appointment through  
Christopher's South Hams  
01752 746 550





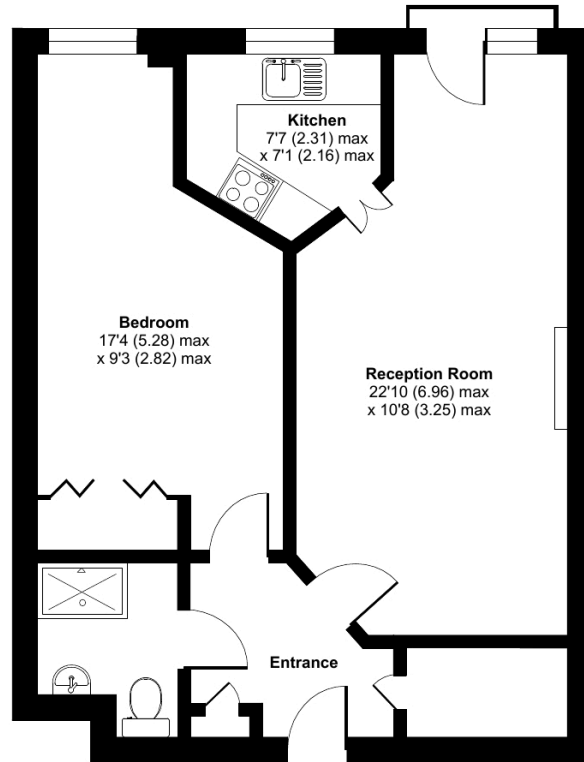




## Grosvenor Court, Western Road, Ivybridge, PL21

Approximate Area = 553 sq ft / 51.3 sq m

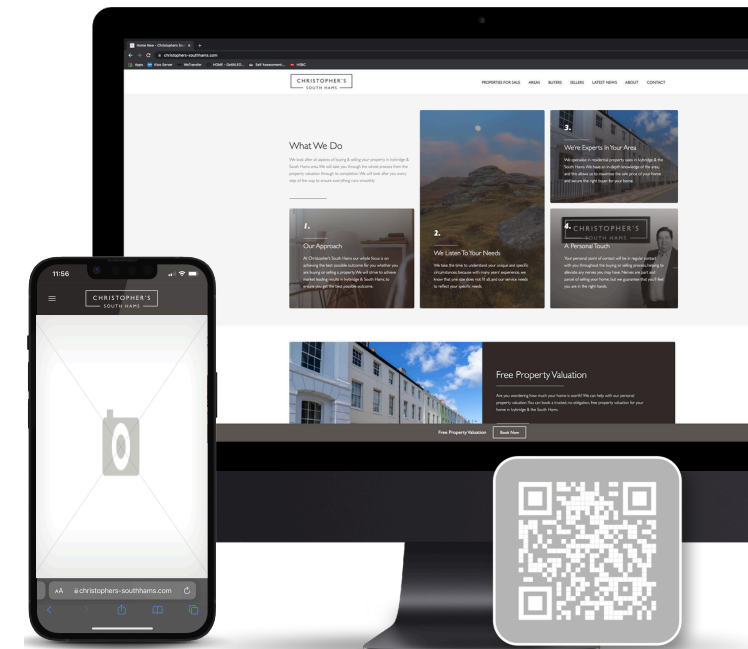
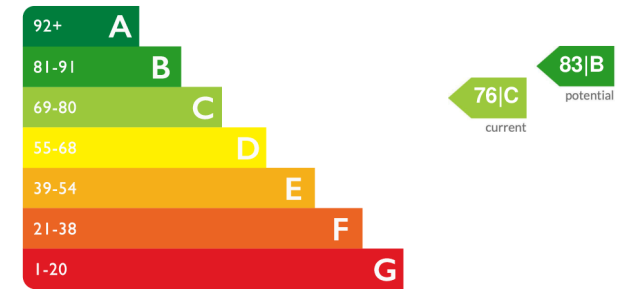
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Christopher's South Hams Ltd. REF: 1179958

## Energy Efficiency Rating



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