

15 Grosvenor Court

Western Road, Ivybridge, Devon, PL21 9GH



PRICE: £148,000

Lease: 125 years from 2005

Property Description:

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT Grosvenor Court was built by McCarthy & Stone. There are 47 apartments arranged over four floors served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen and bathroom. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge and Guest suite
Development Manager
Laundry room
Car park and battery car store
Emergency Appello call system

Security entry system
Minimum Age 60
Communal gardens
Lease 125 years from 2005



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 49.5 sq.m. (533 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential	For Financial Year Ending:
92+	A			28/02/2026
81-91	B	82 B	83 B	Annual Ground Rent:
69-80	C			£395.00
55-68	D			Ground Rent Period Review:
39-54	E			2018
21-38	F			Annual Service Charge:
1-20	G			£3,546.96
				Council Tax Band:
				A
				Event Fees:
				1% Transfer
				1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.