



Connells

Grosvenor Court Western Road
Ivybridge

Grosvenor Court Western Road Ivybridge PL21 9GH

for sale offers in excess of
£150,000



Property Description

Connells Ivybridge are delighted to present this well maintained one bedroom retirement apartment, located in the desirable Grosvenor Court development on Western Road.

Exclusively available to residents aged 60 and over, this purpose-built McCarthy & Stone development offers peace of mind, independence, and a welcoming community atmosphere - just a short, level walk from Ivybridge town centre, shops and amenities.

Situated on the first floor (with lift access), the apartment is light and airy throughout. The accommodation comprises a bright and spacious lounge with plenty of natural light, opening into a recently updated kitchen fitted with modern units and integrated appliances. There is a good sized double bedroom with built-in wardrobe storage, and a practical shower room.

Residents have access to a range of communal facilities, including a residents' lounge, well-kept communal gardens and secure entry system. There is a laundry room with free access to washing machines and driers (included in the management charge). There is also an on-site house manager and 24 hour emergency pull-cord assistance system added for peace of mind.

The property includes an allocated parking space, and the development is ideally positioned close to local bus routes, doctors and supermarkets.

Hallway

Carpet throughout. Store cupboard.

Lounge

17' 6" max x 16' max (5.33m max x 4.88m max)

TV point, broadband. Carpet throughout. Wall mounted radiator. Door access to hallway. Double doors to kitchen.

Kitchen

7' 3" max x 5' 7" max (2.21m max x 1.70m max)

Induction hob. Wall and base mounted units. Oven, pull down shelves, fridge, freezer. Window.

Bedroom 1

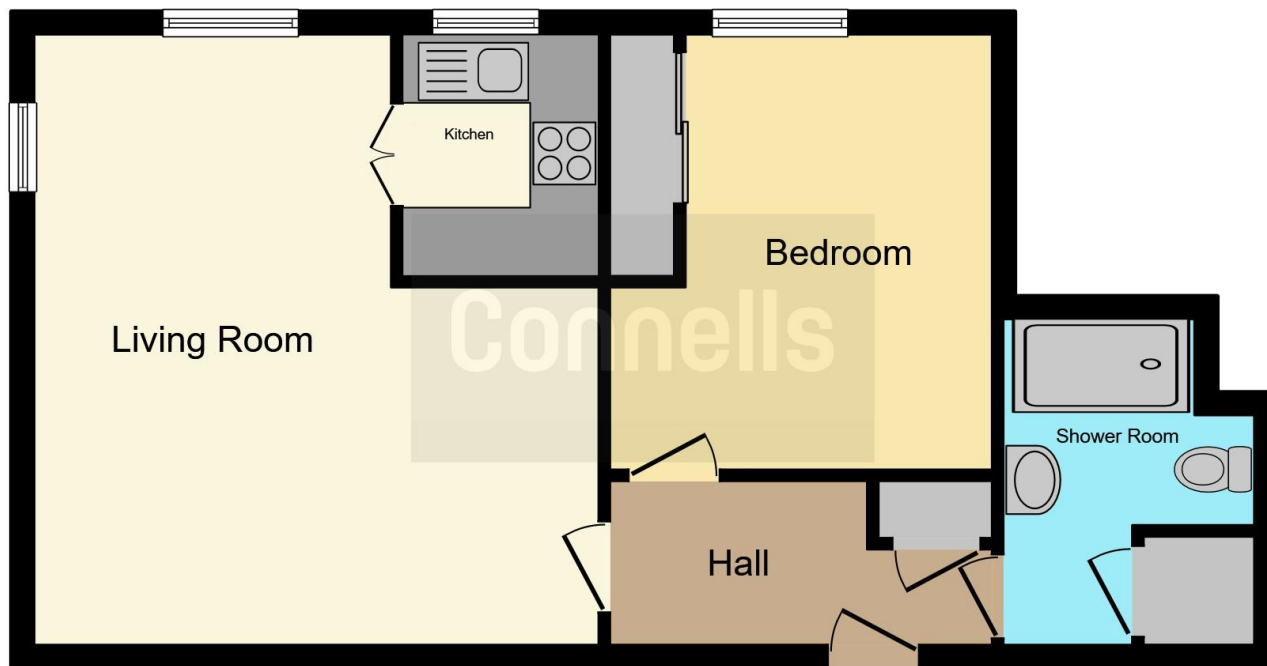
12' 3" max x 10' 8" max (3.73m max x 3.25m max)

Window to rear aspect. Wall mounted radiator. Wardrobe.

Bathroom

Boiler/airing cupboard. Shower cubicle, WC, wash hand basin.





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). Powered by www.focalagent.com

To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 3500.00

Ground Rent:
 197.50

Tenure: Leasehold

view this property online connells.co.uk/Property/IVY306936

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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