

Cross Keys Estates

Opening doors to your future



37 Grosvenor Court Western Road
Ivybridge, PL21 9GH
Guide Price £140,000 Leasehold



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**** Guide Price £140,000 to £160,000 ****

Cross Keys Estates is delighted to present this charming first-floor apartment located in Grosvenor Court, Ivybridge. This property is specifically designed for retirement living, welcoming residents aged 60 and over. The apartment is well presented throughout, offering a comfortable and inviting atmosphere. You will find a spacious sitting room and dining area, which features a delightful Juliet balcony, allowing natural light to fill the space. The modern fitted kitchen is both smart and functional, perfect for preparing meals and entertaining guests. The good-sized double bedroom is bright and airy, complete with a fitted wardrobe for your convenience.

- Lovely First Floor Apartment
- Well Presented Throughout
- Benefitting From A Juliet Balcony
- Good Sized Bright Double Bedroom
- Off Road Parking & Visitor Parking
- Retirement Housing, Residents 60+
- Spacious Sitting Room/Diner
- Smart Modern Fitted Kitchen
- Communal Facilities, Garden & Social Activities
- No Onward Chain, EPC-B81



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Ivybridge

Ivybridge is a small town found roughly 10 miles east of the city of Plymouth along the A38 Dual Carriageway and is extremely popular with those who want to live with a semi-rural feel yet still have local amenities nearby and easy access into Plymouth City Centre which is about 20 minutes away and the rest of the UK with the M5 Motorway being roughly 30 minutes' drive. Ivybridge itself boasts its own central shopping area in which numerous local amenities can be found including shops, banks, cafe's, restaurants and much more, and the town is likely most popular for its secondary school, Ivybridge Community College, which is attracts many families into the area as the school currently boasts an Outstanding Ofsted Report. Ivybridge has a magnificent natural setting along the River Erme and boasts centuries of history both as a mill town and as a staging post on the route from London. Known as 'The Gateway to the Moors', the town borders Dartmoor National Park, a vast moorland which spans across Devon defined by forests, rivers, wetlands and tors.

More Property Information

The accessible shower room is designed with practicality in mind, ensuring ease of use for all residents. Grosvenor Court boasts a range of excellent communal facilities, including a lift, lounge, and laundry services. Residents can enjoy a lovely communal garden, ideal for relaxation and socialising with neighbours. Regular social activities such as coffee mornings, tea afternoons, and coach trips foster a sense of community and engagement among residents.

Additionally, the property offers parking and visitor parking, making it convenient for guests. With no onward chain, this apartment is ready for you to move in and start enjoying the vibrant lifestyle that Grosvenor Court has to offer. This is a wonderful opportunity for those seeking a comfortable and sociable retirement living experience in the heart of Ivybridge.

Entrance Hall

4'8" x 8'10" (1.43m x 2.68m)

Sitting Room/Diner

17'10" x 14'10" (5.43m x 4.51m)

Kitchen

7'5" x 5'8" (2.25m x 1.72m)

Bedroom

12'10" x 8'10" (3.90m x 2.68m)

Shower Room

8'9" x 7'3" (2.67m x 2.20m)

Cross Keys Estates Lettings Department

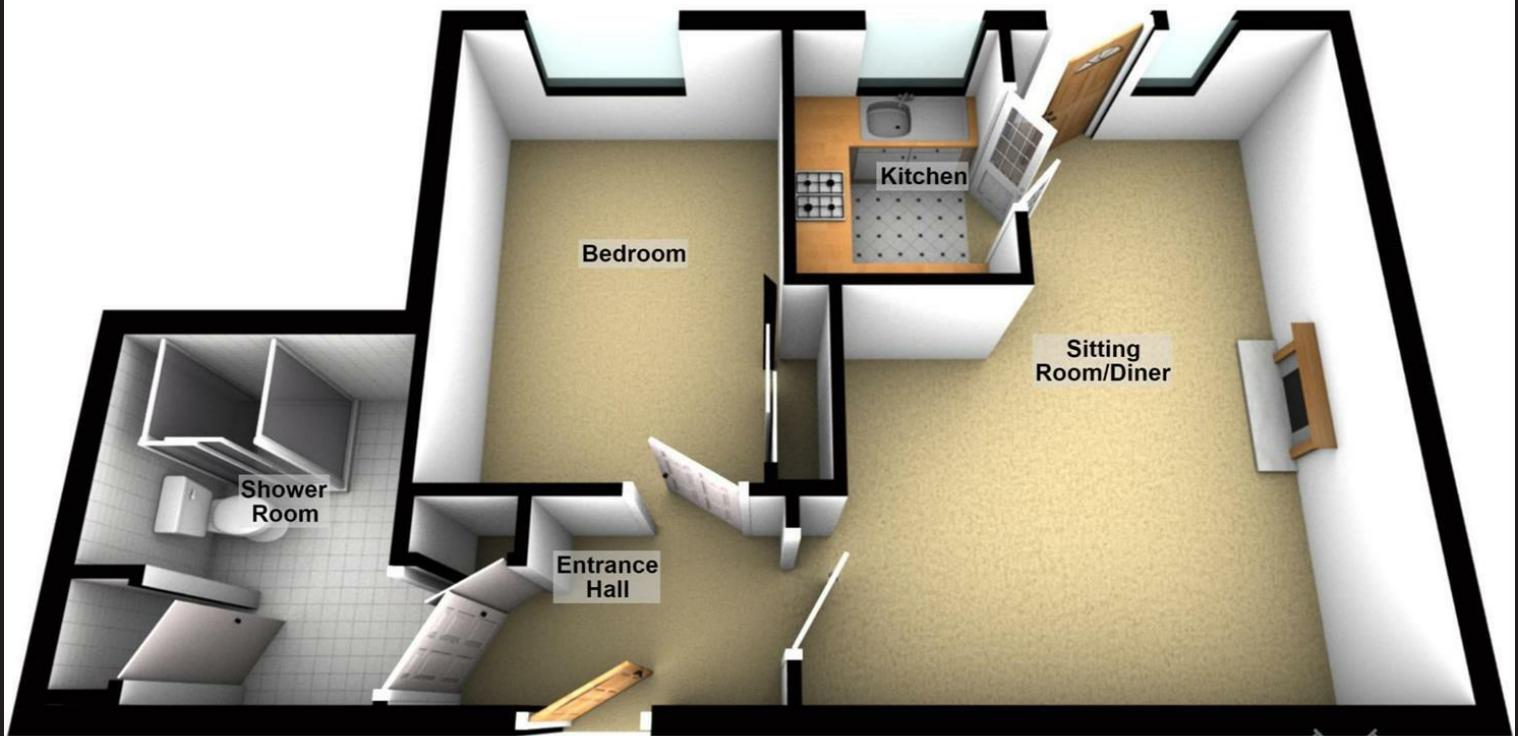
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

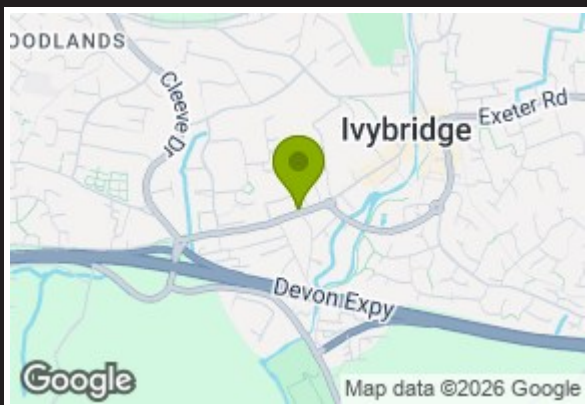
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First Floor



Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band A



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Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net