



Connells

Grosvenor Court Western Road
Ivybridge



Property Description

Situated within the sought-after McCarthy & Stone retirement development of Grosvenor Court, this well-presented two bedroom apartment offers comfortable, secure living in the heart of Ivybridge.

The apartment boasts a spacious lounge with a Juliet balcony, providing an abundance of natural light and an inviting space for relaxing or entertaining. The fitted kitchen is well arranged and complements the practical layout of the home.

The master bedroom benefits from a private en-suite shower room, while the second bedroom is ideal for guests or use as a hobby or study room. A main bathroom serves the apartment, and there is excellent built-in storage throughout, ensuring a clutter-free living environment.

Residents of Grosvenor Court enjoy access to a range of communal facilities, including attractive landscaped gardens, residents' lounge, laundry room, and parking, all designed to encourage an active yet relaxed lifestyle with a strong sense of community.

Offered to the market with no onward chain, this apartment presents an ideal opportunity for those seeking independent retirement living in a well-regarded development close to local amenities and transport links.

Entrance Hallway

Electric heater. Pull cord alarm system. Two storage cupboards.

Living Room

Bright and spacious living room with dual aspect double glazed windows. Radiator. Double glazed door opening out to a Juliet balcony offering top floor views up Ivybridge Fore Street to the Beacon. Emergency pull cord.

Kitchen

Double doors lead into the kitchen which comprises of a range of matching wall and base units with worktops above. Counter top electric hob with extractor above. Integrated oven. Stainless steel sink and drainer. Double glazed window. Emergency pull cord.

Bedroom 1

Generous master bedroom with built in storage. Radiator. Double glazed window. Door to the en-suite. Emergency pull cord.

En-Suite

Shower enclosure with wall mounted folding seat and emergency pull cord, low level w.c. and a vanity sink unit. Heated towel rail. Extractor fan.

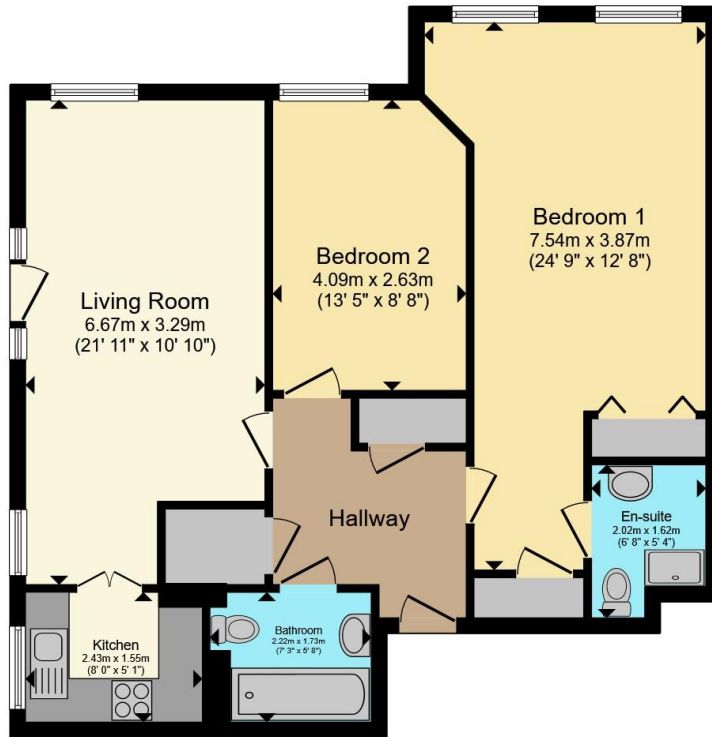
Bedroom 2

Double glazed window. Radiator. Emergency pull cord.

Bathroom

Bath with shower above and a handrail, low level w.c. and vanity sink unit. Heated towel rail. Extractor fan. Emergency pull cord.





Total floor area 77.2 m² (831 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). Powered by www.propertybox.io



To view this property please contact Connells on

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11 Glanvilles Road Glanvilles Mill
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EPC Rating: C

Council Tax
 Band: C

Service Charge:
 5700.00

Ground Rent:
 460.00

Tenure: Leasehold

view this property online connells.co.uk/Property/IVY307117

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.



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