





## Property Description

Set within stunning, well-maintained grounds in the heart of Ivybridge, this delightful McCarthy & Stone retirement apartment offers comfort, security, and a warm sense of community. Designed exclusively for the over-60s, the development provides a peaceful lifestyle with excellent on-site facilities.

The apartment benefits from an **On-Site Day Manager** and a **24-hour Emergency Call System**, offering complete peace of mind for residents and their families. The development also features a welcoming **Residents' Lounge**, perfect for socialising, relaxing, or taking part in organised activities.

Outside, residents can enjoy the beautifully landscaped **communal gardens**, providing tranquil seating areas and attractive surroundings throughout the year. Additional conveniences include a **residents' car park** and an **electric scooter charging point**, ensuring ease of movement both on and off the grounds.

Located within lovely green surroundings yet close to Ivybridge's shops, amenities, and transport links, this retirement apartment combines independence with superb support in an idyllic South Devon setting.

### Entrance Hall

### Lounge

17' max x 15' 2" max ( 5.18m max x 4.62m max )

Bright and spacious lounge with feature fireplace. Storage heater. Double glazed window and door to the rear, providing access to the communal gardens. Opening to a large storage space. Emergency pull cord.

### Kitchen

7' 4" x 6' 11" ( 2.24m x 2.11m )

A range of matching wall and base units with worktops above. Integrated oven. Countertop electric hob with extractor above. Stainless steel sink and drainer with deck mounted taps. Emergency pull cord. Double glazed window to the rear.

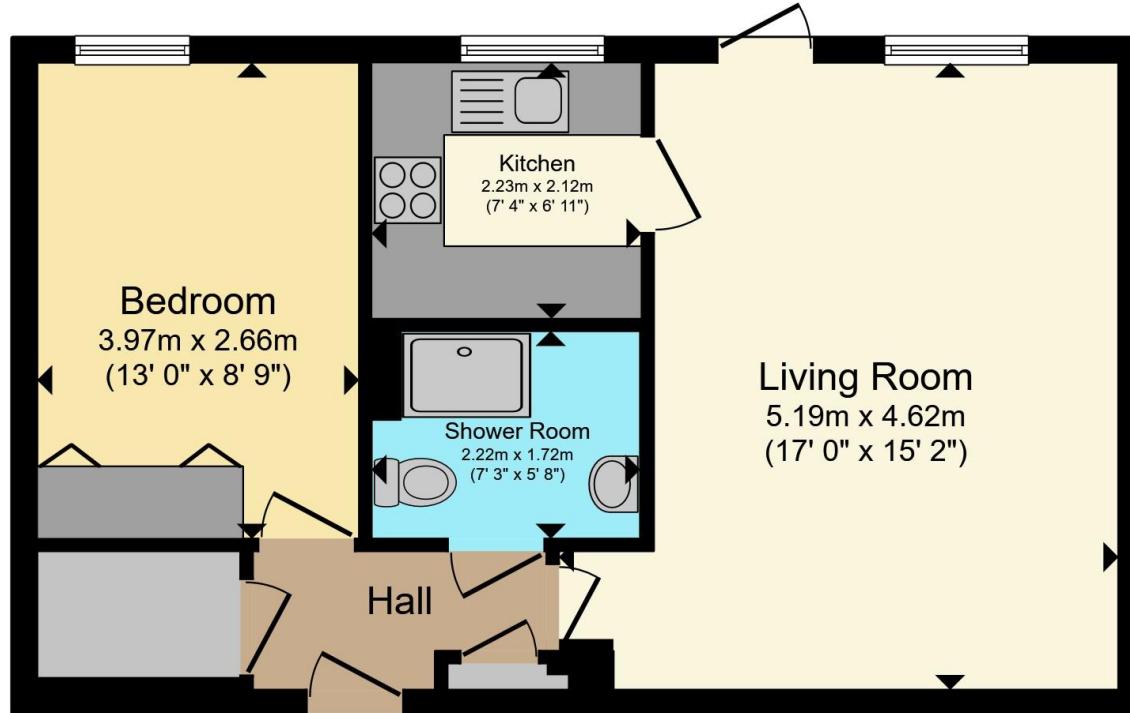
### Bathroom

Large shower enclosure, low level w.c. and vanity sink unit. Emergency push button. Extractor fan. Electric heater.

### Outside

The property benefits from beautiful communal gardens. There is also a car park and a residents lounge.





Total floor area 46.3 m<sup>2</sup> (498 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](http://www.propertybox.io)

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110 Ridgeway Plympton  
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EPC Rating: B  
 Council Tax  
 Band: A

Service Charge:  
 3800.00

Ground Rent:  
 396.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/IVY307061](http://connells.co.uk/Property/IVY307061)**

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.

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