

**9 Grosvenor
Court ,
Western Road,
Ivybridge,
PL21 9GH**

Guide Price
£145,000




MILLINGTON TUNNICLIFF

9 Grosvenor Court, Western Road, Ivybridge, PL21 9GH



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EPC

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FULL DESCRIPTION

PROPERTY DESCRIPTION

Conveniently positioned within easy walking distance of Ivybridge town centre and its excellent range of amenities, this well-presented first-floor retirement apartment is located in the popular Grosvenor Court development. Situated close to the lift for added convenience, the apartment offers well-proportioned accommodation comprising a spacious lounge/dining room, a modern fitted kitchen with integrated appliances, a generous double bedroom with fitted wardrobes, and a contemporary shower room. Residents of Grosvenor Court benefit from excellent communal facilities, including a residents' lounge, laundry room, and attractive communal gardens, creating a welcoming and sociable environment. An ideal opportunity for those seeking comfortable, low-maintenance retirement living in a central location.

ENTRANCE HALL

Entered via a secure door into the hallway, doors leading to the lounge/diner, bedroom, shower room and storage cupboard housing the electric meters.

LOUNGE/DINER

17' 7" x 16' 0" (5.37m x 4.89m)

Dual aspect room with double glazed window to the rear and side elevation, night storage heater, wall mounted electric fireplace with feature surround, double doors to the kitchen.

FITTED KITCHEN

7' 5" x 5' 8" (2.27m x 1.73m)

Fitted with a range of modern high gloss base and eye level units with contrasting worksurfaces, stainless steel single drainer sink unit with mixer tap, integrated fridge and

freezer, eye level Neff electric oven, four ring induction hob with extractor hood over, Perspex splashbacks, double glazed window to the rear elevation.

BEDROOM

12' 3" x 10' 10" (3.75m x 3.32m)

Double glazed window to the rear elevation, night storage heater, built in mirror front wardrobes offering ample hanging space and shelving.

SHOWER ROOM

Fitted with a three piece suite to include walk-in double shower cubicle with glass screen, pedestal wash hand basin and low level WC, extractor fan, heated towel rail, door to storage cupboard housing the hot water cylinder with shelving.



PROPERTY INFORMATION

The apartment enjoys the use of the communal gardens and there is on site parking available. There are two lifts within the complex and all residents have access to the communal lounge and laundry room. Water rates are included in the management charge. All apartments are equipped throughout with access to the "Care Line" system.

Tenure: Leasehold

Length of Lease: 125 Years from 2005

Ground Rent: £395 per annum

Service Charge: £3798.18 per annum

Council Tax Band: Band A

Mains Water & Drainage Included In The Service Charge

Mains Electric

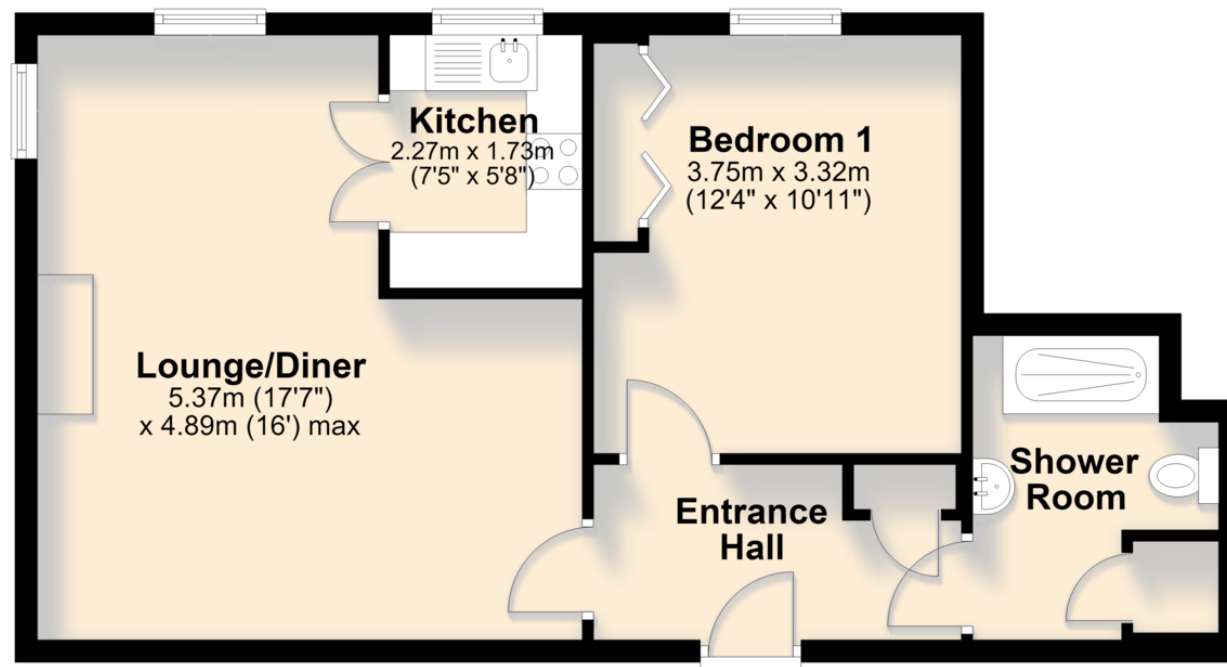
No Broadband Currently Connected To The Apartment But Is Available



FLOORPLAN

First Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



Total area: approx. 50.8 sq. metres (546.5 sq. feet)

CONTACT

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