



MILLINGTON TUNNICLIFF

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£165,000

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

GROUND FLOOR RETIREMENT FLAT PRIVATE ENTRANCE
ELECTRIC HEATING UPVC DOUBLE GLAZING
COMMUNAL FACILITIES NO CHAIN

Grosvenor Court

A rare opportunity to acquire a purpose built corner sited ground floor retirement flat located centrally within Ivybridge. Unusually the subject property has not only an entrance off the main reception hall at the rear of this popular McCarthy & Stone building, but an additional self contained entrance off the main car park. The flat is conveniently situated with direct access to the communal gardens but has access out onto Pound Farm Lane. The property has a double aspect lounge/diner, modern fitted kitchen, wide main reception hall, double bedroom with built in wardrobes, modern shower room and a large walk in cloaks cupboard. There are Upvc double glazed windows and electric heating. EPC C 75.

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BEDROOM 13' 3" x 9' 1" (4.06m x 2.77m) Built in mirror fronted double wardrobe, night storage heater, Upvc double glazed window to rear.

EXTERIOR There are communal gardens at side and rear together with communal parking.

COMMUNAL FACILITIES Grosvenor Court is a McCarthy & Stone built development of retirement flats. The flats have use of communal facilities to include a residents lounge, laundry, visitors guest suite, an on site day manager, the above mentioned use of gardens and parking.

GROUND FLOOR

RECEPTION HALL A wide entrance to the flat approached off the communal hall at the rear of the building having an alarm panel, airing cupboard with hot water storage heater and there is a large walk in cloaks cupboard.

LOUNGE/DINER 22' 6" x 10' 4" (6.87m x 3.15m) Double aspect with Upvc double glazed windows to rear and side and with window and door providing self contained access off the main car park. Night storage heater.

KITCHEN 7' 2" x 7' 4" (2.20m x 2.24m) A modern fitted kitchen with range of base units, wall cupboards and work surfaces, built in electric oven and hob with extractor over, Upvc double glazed window to rear, single drainer stainless steel sink unit.

SHOWER ROOM 6' 11" x 5' 7" (2.11m x 1.72m) With suite comprising double shower cubicle with glazed screen, low level WC and wash basin. Extractor fan, tiled splash backs.



"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".