



MILLINGTON TUNNICLIFF

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Guide Price of
£155,000

Grosvenor Court
Western Road, Ivybridge, PL21 9GH

FIRST FLOOR RETIREMENT FLAT UPVC DOUBLE GLAZING
ECONOMY 7 HEATING PRIME CENTRAL LOCATION
COMMUNAL FACILITIES NO CHAIN EPC B 84

Grosvenor Court

A first floor retirement flat ideally located within central Ivybridge convenient for local facilities and amenities. The flat benefits from Upvc double glazing and economy 7 heating. The flat has an entrance hall, living room, kitchen, double bedroom and shower room/WC. Externally there are communal gardens and facilities to include a residents lounge, laundry, house manager, a guest suite and parking. No chain. EPC 84 B.

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Please note that Millington Tunnicliff do not accept referral fees from any solicitors, financial advisors or removal companies, any advice or recommendations that we give are given in good faith.

COMMUNAL FACILITIES Grosvenor Court is a McCarthy and 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 and the use of the parking and gardens.

TENURE The flat is held on a 125 year lease from approx. 2005. The service charge is in the order of £2,845.00 pa with an annual ground rent of £395.00.

COUNCIL TAX Band A.

EPC B 84

FIRST FLOOR

ENTRANCE HALL Built in airing cupboard housing hot water heater, cloaks cupboard.

LIVING ROOM 17' 8" x 10' 1" (5.41m x 3.09m) A double aspect room with Upvc double glazed windows to side and rear and door opening with Juliet balcony, night storage heater.

KITCHEN 7' 4" x 7' 0" (2.26m x 2.15m) Range of base units, wall cupboards and work surfaces, single drainer sink unit, built in oven, hob and extractor. Window to the rear elevation.

BEDROOM 9' 6" x 9' 3" (2.90m x 2.82m) Upvc double glazed window to rear, built in wardrobe, night storage heater.

SHOWER ROOM 7' 0" x 5' 3" (2.14m x 1.62m) With shower cubicle, wash basin and low level WC. Extractor.

EXTERIOR Grosvenor Court has the benefit of communal parking and gardens.



"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".