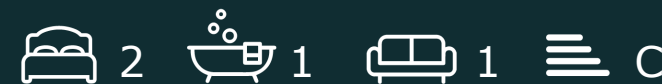


DC  
LANE

SELL • LET • MANAGE



The Square, Plymouth, PL1 3JX  
£195,000 Leasehold





£195,000

# The Square

## Plymouth, PL1 3JX

- Historical Millfields Location
- Two Bedrooms
- Allocated Parking Space
- Close To City Centre & Waterfront
- 24 Hour Gated Security
- First Floor Apartment
- Well Presented Throughout
- Utility Area
- No Onward Chain
- Council Tax Band A

DC Lane are delighted to present this superb first floor apartment located within the iconic Grade II listed development 'The Millfields' set within landscaped grounds on the former site of the Royal Naval Hospital.

The historic buildings and grounds are surrounded by the original hospital wall which provides a secure gated environment. The peace of mind afforded to residents within The Millfields is exceptional. The gated entrance with 24 hour security, for both vehicles and pedestrian access, provides a wonderfully relaxed and secure atmosphere to the whole community.

Situated in "The Square" is this beautiful Georgian limestone fronted townhouse that has been carefully and thoughtfully converted into three spacious apartments. This light and airy apartment offers open plan living/dining/kitchen with integrated appliances, well appointed bathroom with shower cubicle,, two bedrooms and utility area. There is a parking space to the front of the building.

Offering residents the opportunity to enjoy city living and the tranquility of waterside life with a short walk to the bustling city centre and close to King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard with it's diverse range of restaurants, cafes and bars. We believe this apartment would make an ideal First Time Buy or Investment opportunity for a Buy to Let and a viewing is highly recommended.



### First Floor Flat

#### Open Plan Kitchen/Living Room

13'4" x 14'10" (4.08 x 4.54)

#### Bedroom One

11'3" x 10'8" (3.44 x 3.26)

#### Bedroom Two

9'10" x 7'4" (3.02 x 2.24)

#### Bathroom

6'3" x 7'4" (1.92 x 2.24)





## Directions

Head south on Mutley Plain and Turn right onto North Hill and Continue for 0.5 mi. Turn left onto Charles St and at Charles Cross Roundabout, take the 4th exit onto Exeter St and at St Andrews Cross Roundabout, take the 3rd exit onto Royal Parade and continue along for 0.3 mi. At Derrys Cross Roundabout, take the 2nd exit onto Union St for 0.3 mi and at the roundabout, take the 3rd exit onto Octagon St. At the roundabout, take the 1st exit onto King St and at the roundabout, take the 2nd exit onto Clarence Pl. The gated entrance of the Millfields can be found on the right and the property is

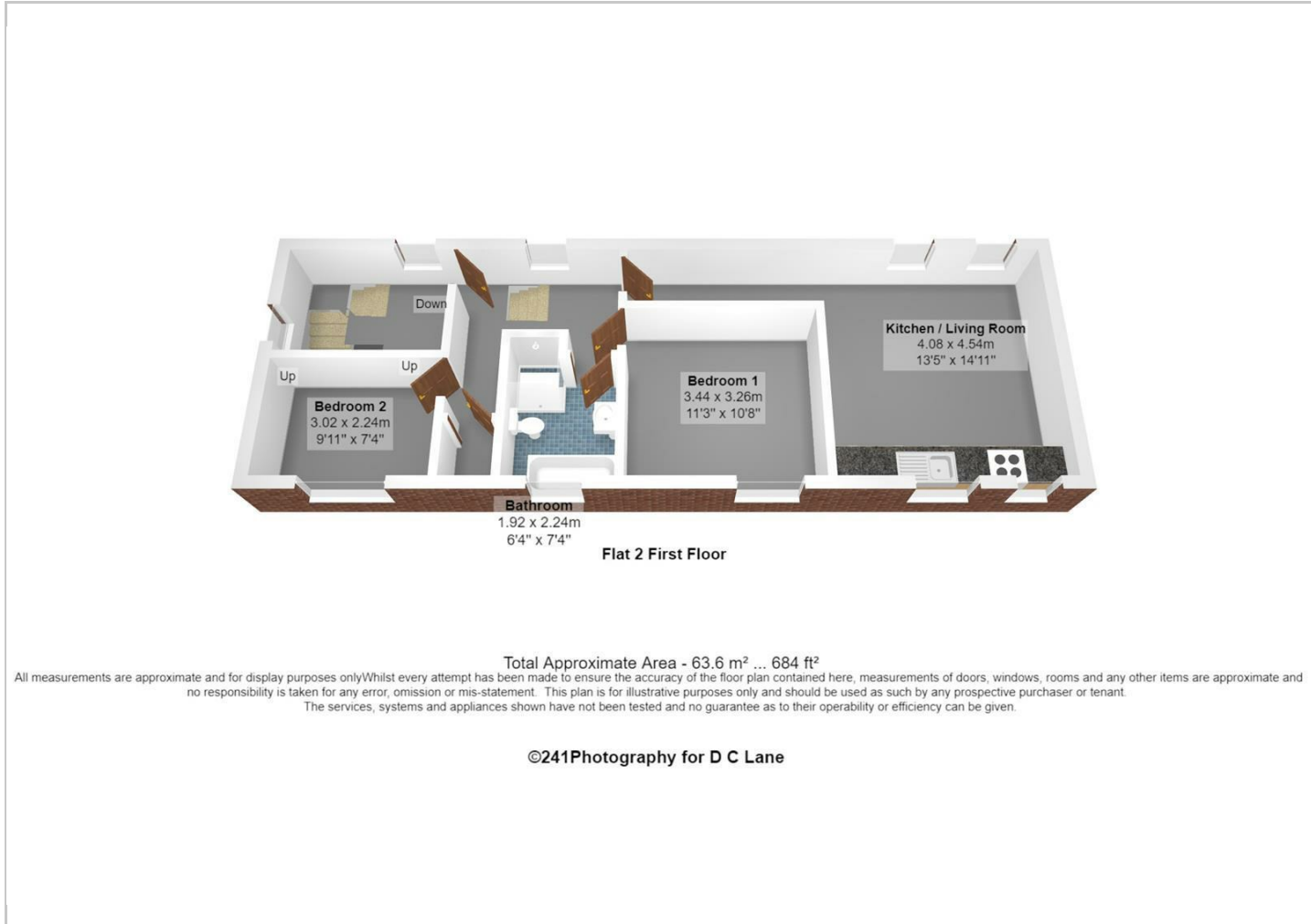
**Council Tax Band:**

## Scan for Material Information





## Floor Plans

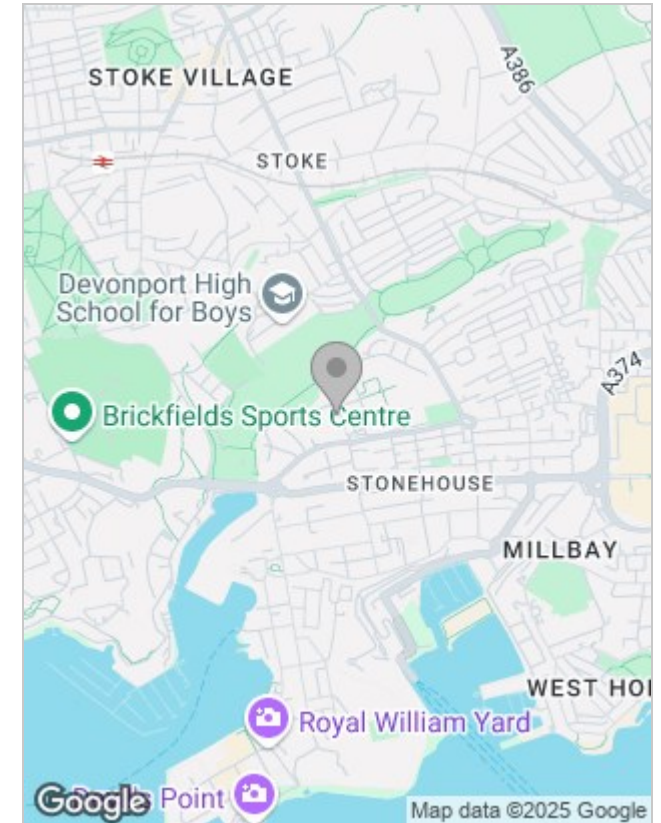


## Viewing

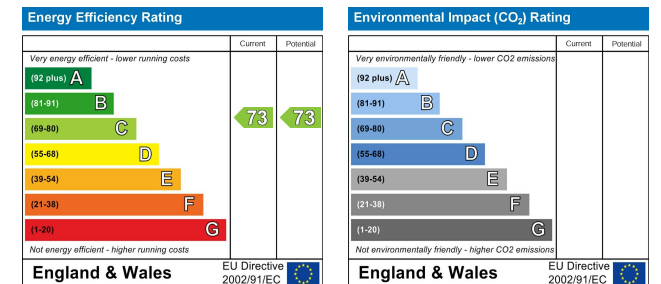
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk