

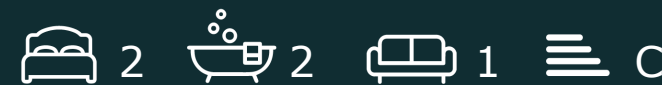
DC  
LANE

SELL • LET • MANAGE



Craigie Drive, Plymouth, PL1 3JB

£250,000 Leasehold





£250,000

# Craigie Drive

## Plymouth, PL1 3JB

- Historical Millfields Location
- Two Double Bedrooms
- Open Plan Living Room
- Communal Gardens
- No Onward Chain
- Ground Floor Apartment
- En-Suite to Master
- Two Parking Spaces
- 24 Hour Security
- Council Tax Band B

DC Lane are delighted to present this superb ground 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 for the whole community.

Dudding Court has been converted into luxurious contemporary apartments yet retaining the exterior grandeur of this imposing 18th Century building. Secure entry leads into the communal colonnade entrance with elegant granite columns and plentiful windows. The apartment is positioned on the ground floor with entrance hall leading into a generous reception room that could accommodate statement pieces of furniture and opens into a stylish modern kitchen with plentiful cabinets and integrated appliances. A useful utility room provides convenient storage. The master bedroom offers an en suite shower room and the second bedroom opens into a well appointed 'Jack and Jill' bathroom. The beautiful Crittall style windows throughout the apartment allows natural light to flood through.

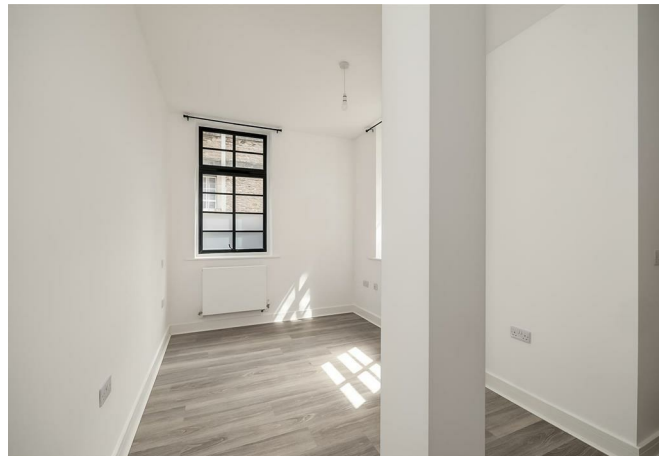
Occupants are encouraged to place their garden furniture within the communal lawned gardens and enjoy the views across Quadrangle Square. There is also bike storage and unlike other apartments within the block there are two allocated parking spaces.

Living in The Millfields offers residents the opportunity to enjoy city living within the tranquility of these historical grounds with a short walk to the bustling city centre, King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard. We believe this apartment, with no onward chain would make a splendid home and a viewing is highly recommended



### Ground Floor

Lounge/Dining Room	17'8" x 14'2" (5.39 x 4.32)
Kitchen	13'5" x 6'0" (4.10 x 1.83)
Utility Room	5'10" x 6'0" (1.80 x 1.83)
Bedroom One	9'7" x 14'2" (2.94 x 4.32)
En Suite	9'11" x 5'2" (3.04 x 1.58)
Bedroom Two	8'4" x 14'9" (2.56 x 4.51)
Bathroom	4'9" x 7'8" (1.45 x 2.34)





## Directions

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

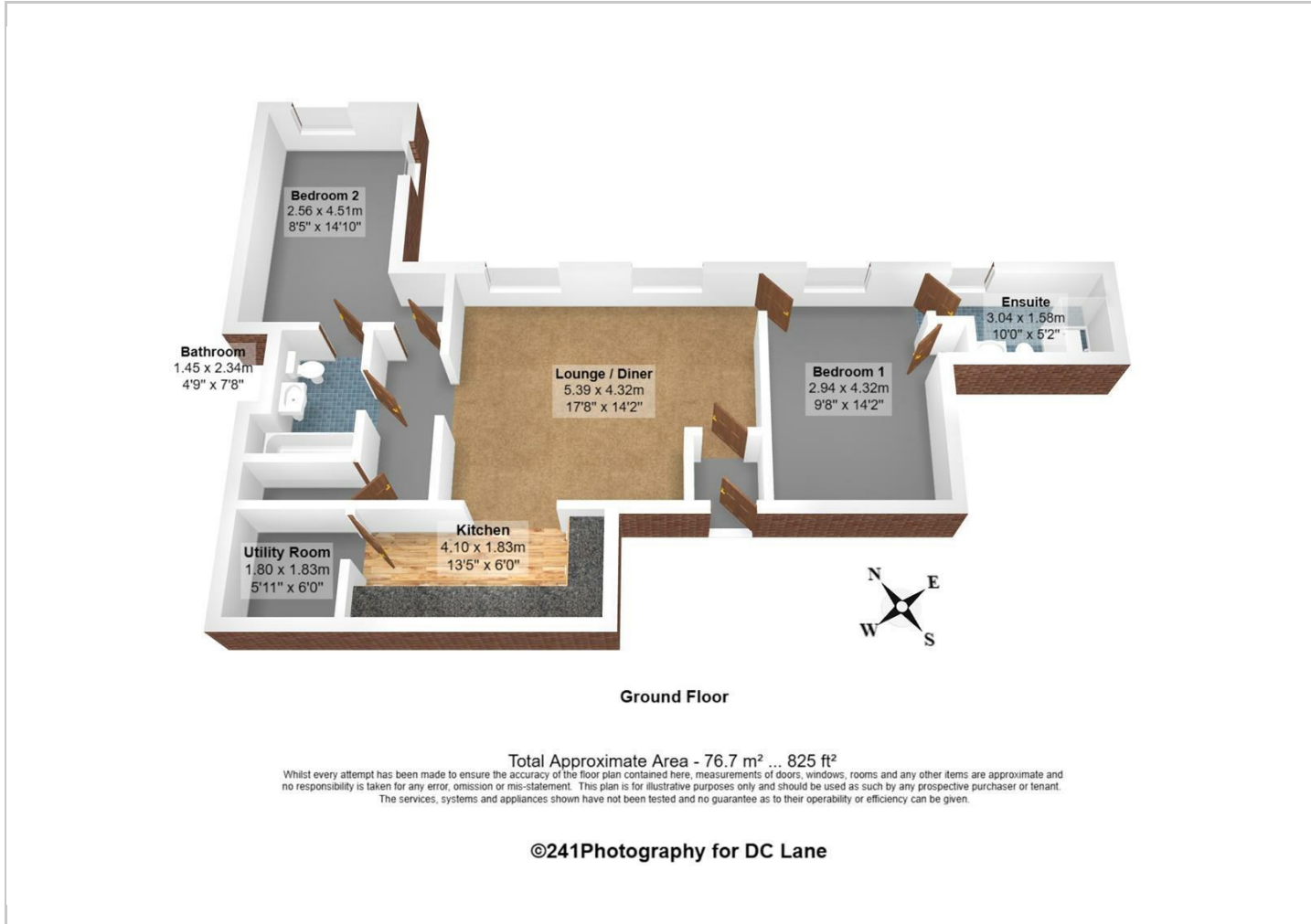
**Council Tax Band: B**

## Scan for Material Information





## Floor Plans

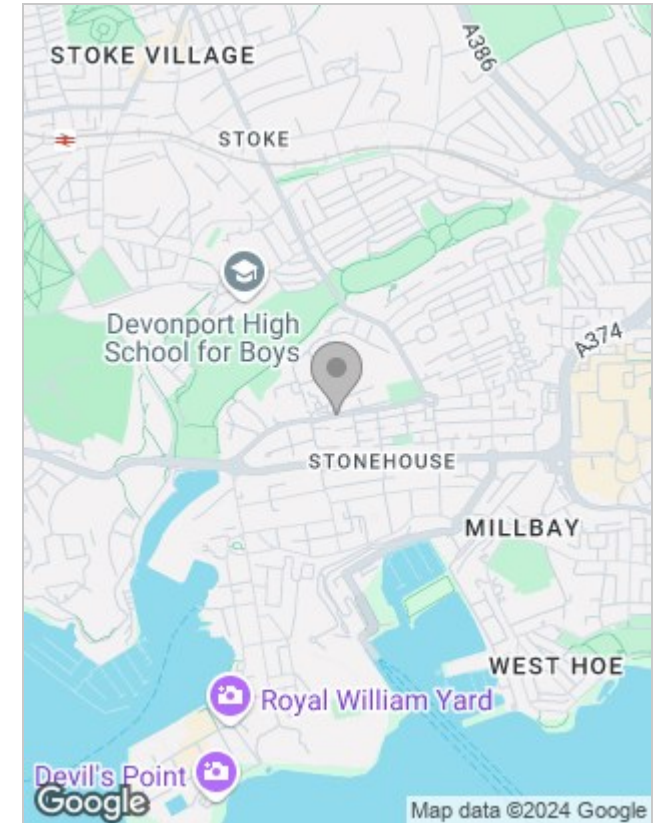


## Viewing

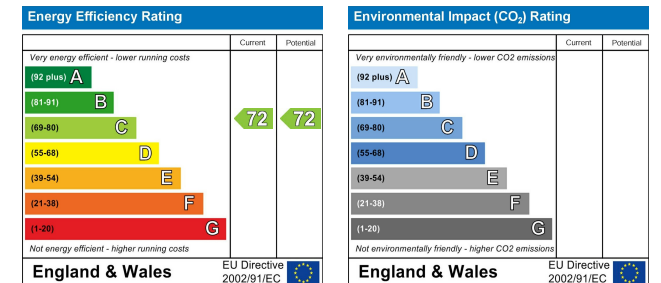
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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