



SELL • LET • MANAGE

Craigie Drive, Plymouth, PL1 3GR

£260,000 Leasehold





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Craigie Drive

Plymouth, PL1 3GR

- Historical Millfields Location
- Two Double Bedrooms
- Open Plan Living
- Close to City Centre & Waterfront
- Allocated Parking
- Ground Floor Apartment
- Beautifully Presented Throughout
- Colonnade Garden Room
- 24 Hour Security
- Council Tax Band C

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 entrance with elegant granite columns and plentiful windows. The apartment is positioned on the ground floor and opens into a garden room within the colonnade the most wonderful space to utilise as a reception room, work from home space, exercise studio or simply sit and enjoy the lovely view. Leading into a generous open plan reception room, the stylish modern kitchen has integrated appliances. There are two double bedrooms, master with en suite, a well appointed bathroom and a useful utility room providing convenient storage. The beautiful crittel style windows throughout the apartment allows natural light to flood through.

There is direct access from the communal colonnade into the lawned gardens whereby occupants are encouraged to place their garden furniture to enjoy the views across Quadrangle Square. There is also bike storage and allocated parking.

Living within The Millfields offers residents the opportunity to enjoy city living and the tranquility of waterside life 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

Colonnade	17'5" x 10'2" (5.33 x 3.10)
Open Plan Living	17'5" x 19'1" (5.33 x 5.83)
Bedroom One	17'5" x 8'9" (5.33 x 2.69)
En Suite	8'10" x 5'6" (2.70 x 1.68)
Bedroom Two	12'7" x 9'8" (3.84 x 2.95)
Bathroom	8'10" x 5'6" (2.70 x 1.70)
Utility Room	





Directions

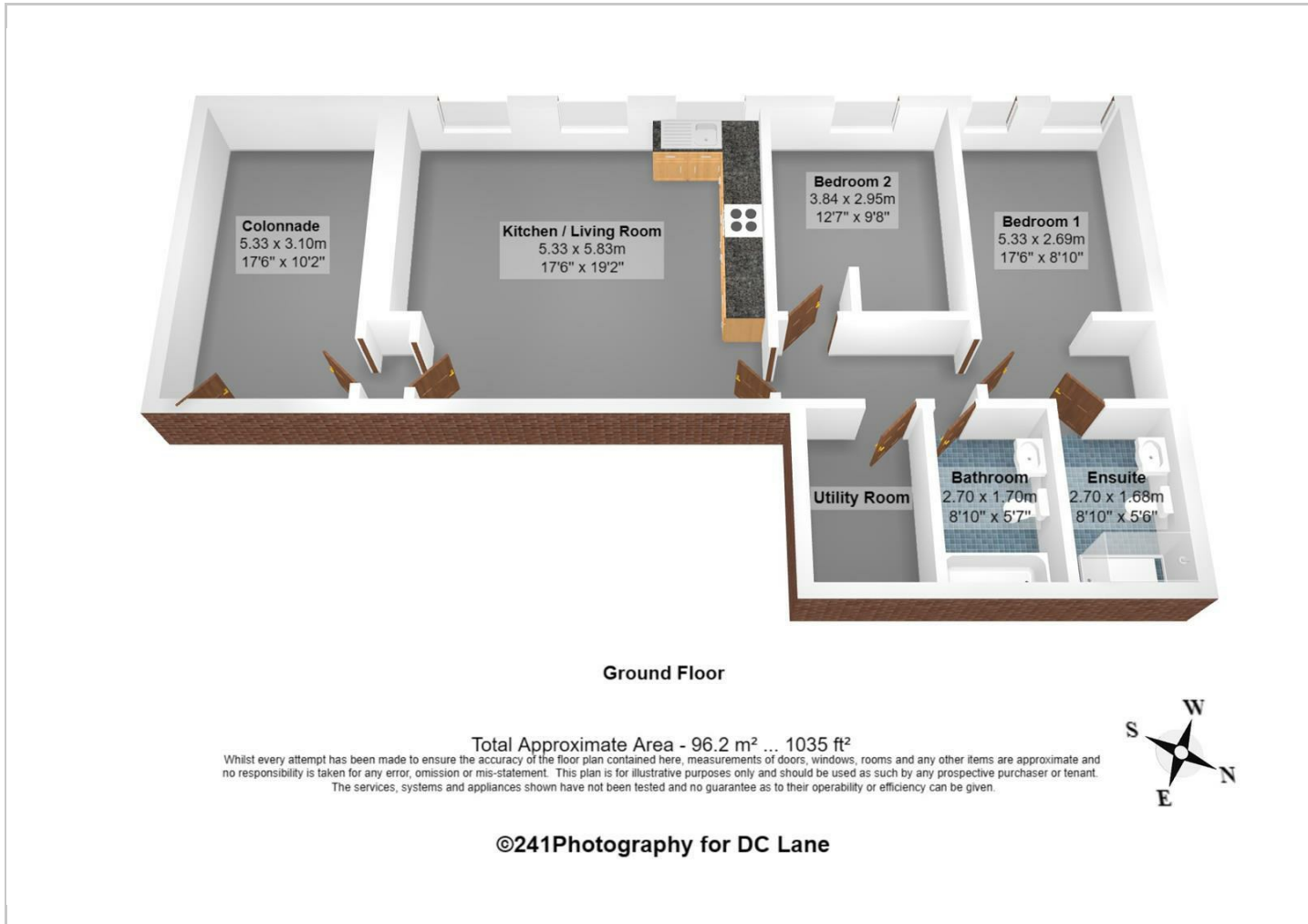
Head south on Mutley Plain to North Hill for 0.5 mi. Turn left onto Charles St and at Charles Cross Roundabout, take 4th exit onto Exeter St and at St Andrews Cross Roundabout, take 3rd exit onto Royal Parade for 0.3 mi. At Derrys Cross Roundabout, take 2nd exit onto Union St for 0.3 mi and at the roundabout, 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: C

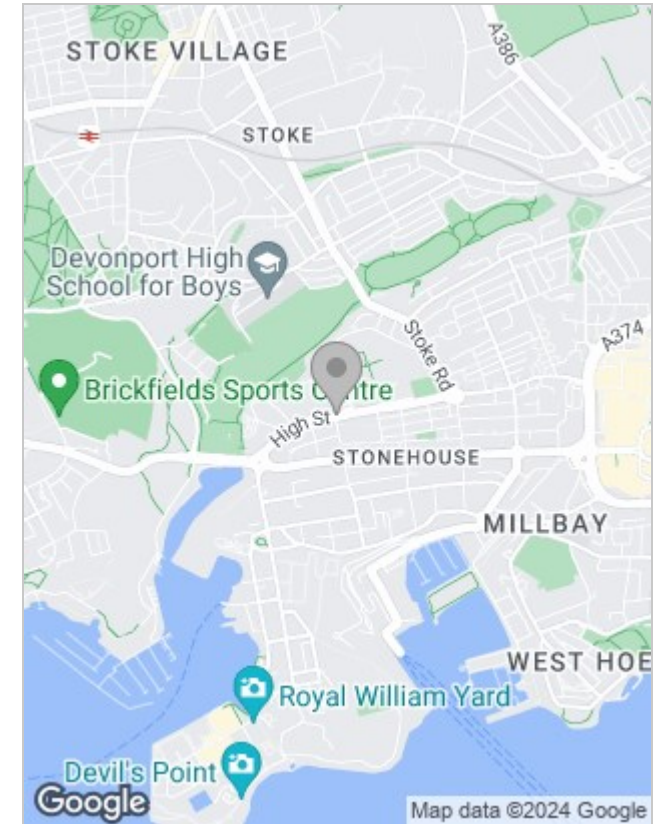




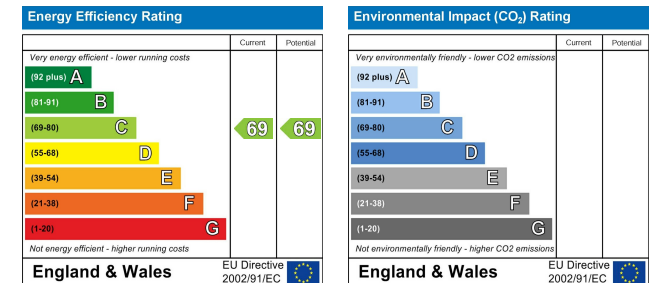
Floor Plans



Location Map



Energy Performance Graph



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.

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