



**DC**  
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SELL • LET • MANAGE

Craigie Drive, Plymouth, PL1 3FZ

£225,000 Leasehold

 2  1  1  C





# Craigie Drive

## Plymouth, PL1 3FZ

- Historical Millfields Location
- Two Double Bedrooms
- Allocated Parking Space
- Close to City Centre & Waterfront
- 24 Hour Gated Security
- First Floor Location
- Well Presented Throughout
- Open Plan Living
- No Onward Chain
- Council Tax Band C

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.

Copenhagen Court has been converted into luxurious contemporary apartments yet retaining the exterior grandeur of this imposing 18th Century building. Entry code and sliding glass doors lead into the communal entrance hall with elegant granite columns, lift and granite stairs. The apartment is positioned on the first floor and opens into a long hallway leading to a generous open plan reception room fitted with engineered oak flooring and a stylish modern kitchen with integrated appliances. There are two double bedrooms both with built in wardrobes, a well appointed bathroom and a double utility cupboard housing the washing machine and freezer, The beautiful sash windows throughout the apartment allows natural light to flood through.

There is direct access from the communal hallway into the lawned gardens whereby occupants are encouraged to place their garden furniture to enjoy the views across Quadrangle Square. There is bike storage, a communal roof terrace on the first floor and allocated parking.

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. We believe this apartment, with no onward chain would make an ideal First Time Buy or Investment opportunity for a Buy to Let and a viewing is highly recommended.

£225,000



### First Floor

#### Open Plan Reception/Kitchen

17'3" x 25'5" (5.27 x 7.76)

#### Bedroom One

11'5" x 12'5" (3.50 x 3.80)

#### Bedroom Two

10'9" x 9'1" (3.29 x 2.78)

#### Bathroom

7'10" x 5'10" (2.40 x 1.79)





## 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**

## Scan for Material Information









## Floor Plans

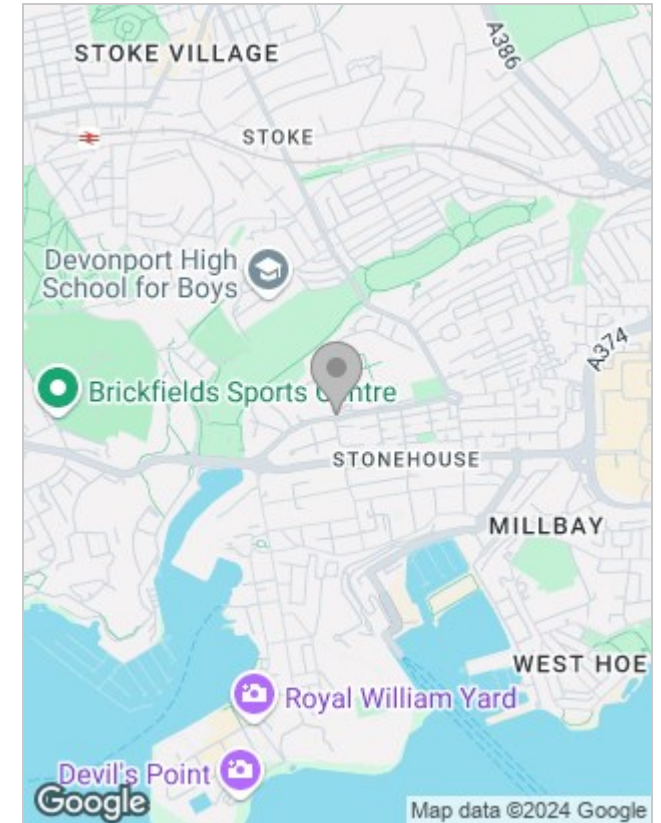


## Viewing

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

