



Flat 2, Evans Court, 6, Craigie Drive, The Millfields, Plymouth, Devon, PL1 3TP



# Offers Over £325,000

Lang Town and Country are delighted to offer this spacious ground floor apartment situated in the historic Grade II\* Evans Court development. This remarkable redevelopment project transformed the former Royal Naval Hospital into an exclusive residential community.

The original buildings have been preserved and enhanced by award-winning architects Gillespie Yunnies Associates, blending historic elegance with contemporary comfort. Residents enjoy the tranquillity of historical grounds while being just a short walk from Plymouth's bustling city centre, King Point Marina, the historic Hoe, and the popular Royal William Yard. The location offers easy access to the city's waterfront and ferry connections to Mount Edgcumbe Park via the Cremyll Ferry. The Millfields originally opened in 1760 as the Royal Naval Hospital and served the Royal Navy for 235 years. The site has witnessed significant historical events and now stands as a testament to naval heritage, offering a unique living experience within meticulously preserved and adapted buildings.

Living in The Millfields offers a unique opportunity to enjoy city living within a peaceful, secure, and historically rich environment. The development's grandeur is evident from the communal entrance lobby and reception area, with wide stairs and lift access. The blend of open spaces, stunning historic buildings, and modern amenities makes this a truly outstanding place to call home.

The apartment features two double bedrooms, each with high ceilings and abundant natural light from dual-aspect sash windows. A wide entrance hallway with oak floors leads into the breakfast area adjacent to the kitchen. The bright kitchen boasts integrated appliances, part marble and part slate floors, and views over the landscaped lawn gardens. It also overlooks a step-up dining area that serves as the centrepiece between the kitchen and living area.

Steps from the dining area descend into the living room, which is next to an office that can also be used as a third bedroom. The apartment includes a utility room, a family bathroom, and an en-suite shower room to one of the bedrooms.

This apartment comes with two allocated parking spaces, bike storage, communal storage and all located within a 26-acre site, surrounded by the original hospital wall, providing a secure gated environment with 24-hour security for both vehicles and pedestrians.

An early viewing is strongly recommended to appreciate this unique apartment in a fabulous location.

## Lease Information

We understand the apartment is held on Lease with 980 years remaining and subject to a service charge of approximately £5,200 per year but this is subject to change. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

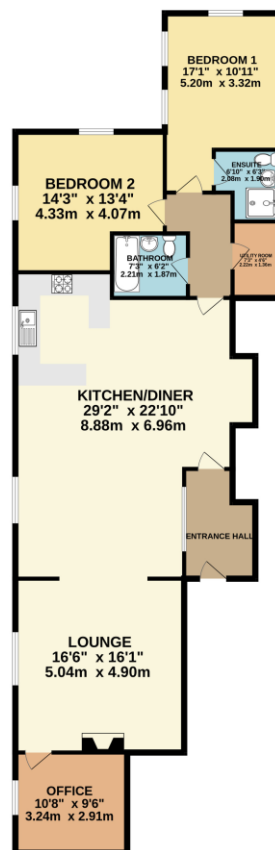
To view this property call Lang Town & Country Estate Agents on **01752 256000**.







GROUND FLOOR  
1462 sq.ft. (135.9 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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