



Flat 4, 14 Trafalgar Court, Craigie Drive, Plymouth, PL1 3GB

Offers Over £595,000

The Millfields comprises the former Royal Naval Hospital, Stonehouse, which closed as such, in 1995 - after 233 years!

The Royal Naval Hospital was originally the vision of King George II, who wanted to create the best Naval Hospital in the world.

Renowned Georgian Architect Alexander Rowehead was commissioned to design the Hospital, on 26 acres of land which originally featured tidal mills on Stonehouse Creek, & which was purchased from Mount Edgumbe Estate. The principal Georgian buildings were constructed around what was to become Queen Alexandra Square, in the centre of the Estate.

The Hospital welcomed its first patients in 1762 and was the first Hospital in the world to feature small & individual wards.

As the majority of sailors were “press ganged” into Service during 18th Century, an 18’ wall was constructed around the entire Hospital grounds, to prevent sailors/patients - who had recovered from injuries sustained during conflict or their illnesses - from ‘escaping’, so they could then be transported back to their ships to continue their ‘service’!

As such, this wall - which now only features one gate - provides amazing Security for the Residents - the gate being manned by the 24-Hour Security Team - thereby giving total peace of mind.

The Millfields is a designated Conservation Area - administered by English Heritage - & is less than a mile west of the City Centre. It is a short walk to several Supermarkets, a Post Office & several bus stops. It is not far from the fashionable Durnford St., and the Royal William Yard, & the Cremyll Ferry over to Mount Edgumbe Country Park.

Trafalgar Court is a Grade II* Listed building. It was originally referred to as “The Chapel Building”, because it was primarily built to house the ‘original’ Chapel, which was on the first floor - with all windows overlooking Queen Alexandra Square, with western views encompassing The Royal William Yard & beyond - across the River Tamar - to the trees in Mount Edgumbe Country Park. (This Chapel served the Hospital until 1883, when the ‘new’ larger Chapel (Church of the Good Shepherd.) was opened directly behind Trafalgar Court. The original Chapel was then fitted out to be used as the Dispensary.





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Renamed Trafalgar more recently, this historic iconic building features several Palladian windows, is flanked by the open-air granite Tuscan Colonnade, and is surmounted by a clock tower & cupola, making it one of the most imposing historic buildings in the City of Plymouth. (The clock was supplied by Gregnion & Son from Covent Garden in 1776 & has been restored & still keeps excellent time.)

Trafalgar Court was converted into 10 beautifully appointed luxurious apartments, using drawings by renowned Architects Gillespie Yunnie.

Flat 4 is one of 2 flats in the building that were designed & completed to 'Penthouse' specification. Flat 4 - known as "The Quarterdeck" - spans the entire width of the building, with wonderful views across Queen Alexandra Square.

The spectacular design of Flat 4 was influenced by Historic England's wish that much of the original Chapel - which forms just part of Flat 4 - remained evident. (All ceilings are 10'6" high.)

The Flat features a vast open plan Reception area, Dining area & kitchen, with a stunning 21mm engineered oak floor (Woodpecker Flooring.) which extends beyond into the dressing areas & utility room.

The Italian style oak Kitchen features a 'floating' island with a sink & Quooker tap, Henex moulded work surfaces, double SMEG oven & hob, and an extractor hood. The SMEG fridge, freezer & dishwasher are integral.

The reception area features a projection TV system with a 108" drop down screen, all linked to the extensive Sonos Sound System - which has surround sound & recessed speakers & a Sound Bar. (The Sonos Sound System is also featured in all the bedrooms & bathrooms.)

There is a central feature of a Gel Ribbon Fireplace.





The dual aspect Principal bedroom suite is on the north side of the Flat & comprises a dressing area with a generous range of fitted wardrobes & an en-suite bathroom. The bathroom features a free-standing Vincenzo bathtub, a walk in 'rain' shower, 'his & hers' basins, W.C, tiled walls, & flooring - with underfloor heating, 2 heated towel rails & a recessed waterproof television with floating remote control.

On the south side of the flat, the shared dressing area - again with a generous range of fitted wardrobes - provides access to 2 double bedrooms, one of which is dual aspect, and the guest bathroom - which is identical to the bathroom in the Principal Bedroom suite.

There is a separate utility room with SMEG Washer/Dryer, the gas furnace & water meter. (The Gas & Electric Meters are in the basement.)

The Flat is fitted with a Megaflo Unit which incorporates an Immersion Heater.

Flat 4 has its own water sprinkler system, and the Kitchen area, bathrooms & Utility Room are all vented by one of two NuAire Exhaust Systems in the Flat.

Trafalgar Court features a Lift. Flat 4 has 2 deeded parking spaces. (Visitors to Trafalgar Court are able to park in 3 designated visitor parking spaces.)

Trafalgar Court shares a communal (garbage) bin store with one of the 4 other East Court Buildings and shares communal grounds with the other 3 buildings.

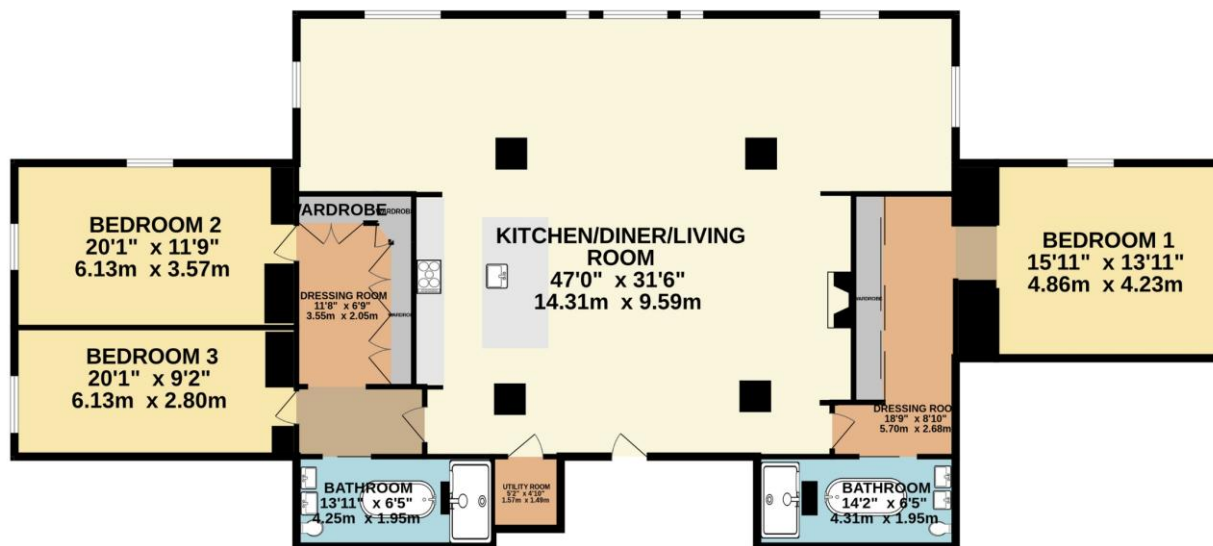
LEASE INFORMATION: We understand the apartment is held on Lease with 992 years remaining and subject to a service charge of approximately 2 x £4,750 (billed 1 Jan & 1 July.) and an annual ground rent of approximately £250.00 PA. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.





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FIRST FLOOR APARTMENT 2276 sq.ft. (211.5 sq.m.) approx.



TOTAL FLOOR AREA: 2276 sq.ft. (211.5 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 as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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