



Hornby Court, Craigie Drive, Plymouth PL1 3FX

welcome to

Hornby Court, Craigie Drive, Plymouth

*** MILLFIELDS APARTMENT ***

A fantastic FIRST FLOOR, TWO DOUBLE bedroom apartment, offering OPEN PLAN living with a MODERN kitchen with INTEGRATED APPLIANCES all within the HISTORIC Millfields. Boasting BEAUTIFUL surroundings all conveniently in a CENTRAL and SECURE location. Call Fox & Sons today



Entrance Hall

Access to the property is via the lift or the granite stairs leading to the first floor. Upon entering the apartment you will access the long hallway leading to the open plan kitchen/lounge, with a double storage cupboard, a single cupboard by the front door housing the boiler, radiator and access to the bathroom and both bedrooms.

Open Plan Kitchen/living Space

24' 8" max x 14' max (7.52m max x 4.27m max)

A modern white gloss kitchen with wall and base units, integrated Hotpoint dish washer, fridge and electric oven with hob. The lounge is open plan with dual aspect window to rear and side elevation, space for a dining table, radiator and door to the bedroom.

Bedroom 1

12' 4" x 11' (3.76m x 3.35m)

A double bedroom with a fitted wall to ceiling wardrobe with ample storage, radiator and two windows to side elevation and one to rear.

Bedroom 2

12' 11" x 11' 6" (3.94m x 3.51m)

A second double bedroom with a radiator, a fitted wall to ceiling wardrobe with ample storage, and a window to side elevation.

Bathroom

A three piece suite of low level WC, bath with mains shower, hand wash basin, wall radiator mostly tiled with spotlights and extractor fan.

Parking

The apartment benefits from an allocated parking space with two access points, telephone security system and secured postal box.

Outdoor Space

Hornby Court is surrounded with beautiful parks and also benefits from a secure bike shed, near the bin area with code entry. The buildings utility meters are accessed in the cellar, by coded entry doors. Located a short walking distance from the historic Royal William Yard, local cafes and restaurants, Plymouth Hoe and rail and bus links.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Hornby Court, Craigie Drive, Plymouth

- Two Bedroom Apartment
- Modern Throughout
- 24 Hour Security
- Allocated Parking
- No Onward Chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107535 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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