



**Connells**

Flat 8 Craigie Drive  
Plymouth



## Property Description

We are delighted to introduce this stunning three bedroom first floor apartment in Captains House in showhome condition to the market, situated in a sought-after location. Benefiting from three double bedrooms, lounge, kitchen, dining room, en-suite, bathroom and two allocated parking spaces.

Located in the desirable location of the historic Millfields, close to a host of local amenities, well-regarded schools, local parks and a stone's throw from the city centre and train station whilst providing easy access to main transport links.

This apartment offers immaculate condition throughout, with spacious bright and airy lounge which flows effortlessly into the kitchen with modern matching wall and base units with ample storage and built-in appliances, a separate large well-presented dining room, creating the perfect space for hosting and socialising and three good-sized beautiful double bedrooms with the primary bedroom benefiting from a luxury en-suite comprising walk-in shower, hand basin and W.C., and the second and third bedroom benefiting from built-in storage cupboards and walk-in storage to bedroom three as well as a large built-in window seat and completing this home you will find a further modern bathroom.

Externally, this apartment offers and benefits from two allocated parking spaces, perfect for those who drive and a stunning large private garden for residents of Captains house, a rarity in the Millfields.

BOOK YOUR VIEWINGS NOW!

### Lounge

21' 4" maximum x 12' 4" maximum ( 6.50m maximum x 3.76m maximum )

### Kitchen

14' 1" x 8' 8" ( 4.29m x 2.64m )

### Dining Room

17' 11" maximum x 17' 5" maximum ( 5.46m maximum x 5.31m maximum )

### Bedroom One

13' 8" maximum x 13' 1" maximum ( 4.17m maximum x 3.99m maximum )

### En-Suite

### Bedroom Two

11' 9" maximum x 10' 6" maximum ( 3.58m maximum x 3.20m maximum )

### Bedroom Three

10' 7" maximum x 8' 7" maximum ( 3.23m maximum x 2.62m maximum )

### Bathroom

### Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 127.3 m<sup>2</sup> (1,370 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: C

Council Tax  
 Band: E

Service Charge:  
 1886.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH313839](http://connells.co.uk/Property/PLH313839)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: PLH313839 - 0004