



Apartment 9, Trafalgar Court, 14 Craigie Drive, Stonehouse, Plymouth, Devon, PL1 3GB



# Offers Over £200,000



The Millfield's in Plymouth is a historic development situated approximately one mile west of the city centre. Originally established between 1758 and 1765 as the Royal Naval Hospital, it was designed with a pavilion-based layout that influenced hospital architecture in subsequent years. The hospital served the Royal Navy until its closure in 1995.

Following its decommissioning, the 26-acre site underwent significant regeneration. The redevelopment preserved many of the original Grade II and Grade II\* listed buildings, transforming them into a mixed-use estate that includes luxury residential apartments and commercial office spaces. The entire estate is encompassed within a conservation area, maintaining its historic character. The Millfield's is enclosed by the original hospital wall, providing a secure, gated environment with 24-hour security. The landscaped grounds offer residents a blend of historical architecture and modern amenities.

Overall, The Millfield's stands as a prominent example of successful urban regeneration, blending historical significance with contemporary living and community-focused initiatives.

Trafalgar Court enjoys a prime central position within the development, prominently overlooking the attractive green space of Quadrangle Square. Its location allows for convenient access in and out of The Millfields, whether on foot or by car.

This well-proportioned ground-floor apartment occupies a desirable south-westerly corner and benefits from its own private entrance—an especially practical feature given the close proximity to the parking area.

Inside, the property opens into a spacious open-plan living area, offering ample room for both lounge and dining furniture. This space flows seamlessly into a modern, well-designed kitchen fitted with generous cupboard storage and worktop space. Integrated appliances include a dishwasher, fridge-freezer, fan oven, and induction hob.

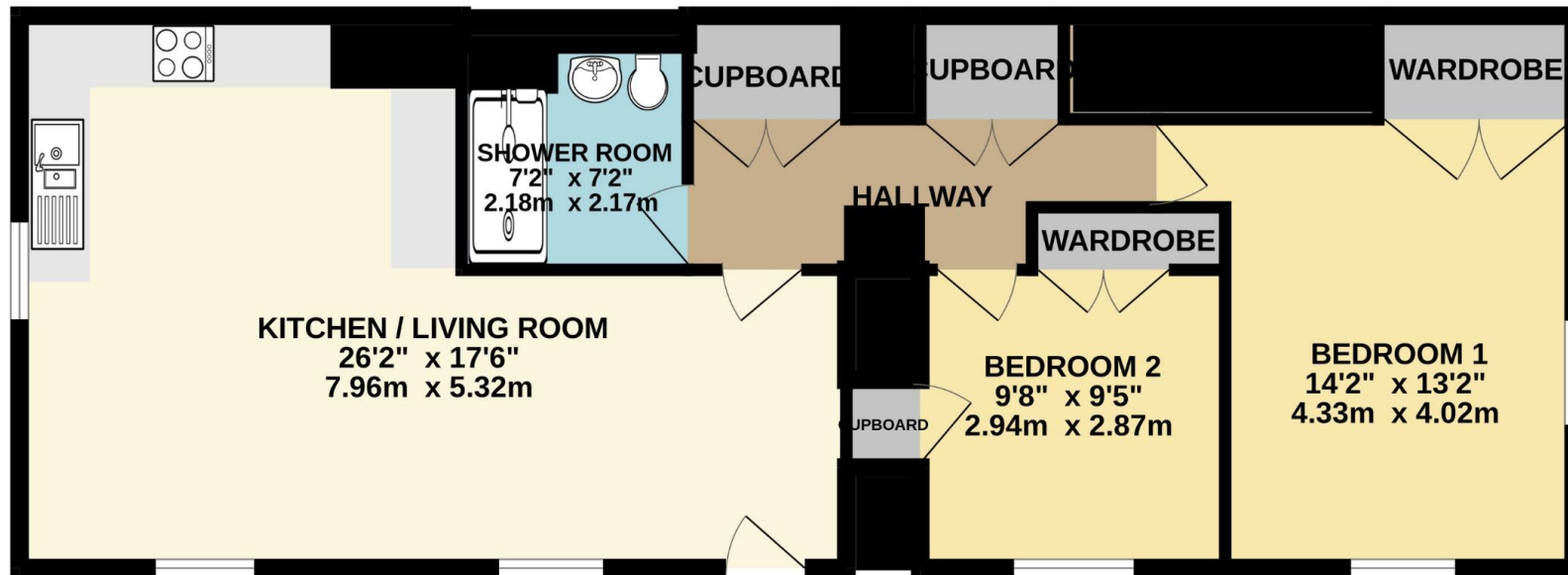
A hallway leads from the living area to two double bedrooms and a contemporary shower room. The hallway also houses a purpose-built utility cupboard along with additional storage. Both bedrooms are equipped with built-in wardrobes, providing excellent storage solutions. The shower room is finished to a high standard, featuring modern tiling and a sleek mirrored recess.

Externally, the property includes one allocated parking space within the residents' car park, along with additional visitor spaces nearby.

We understand the apartment is held on Lease with 987 years remaining and subject to a service charge of approximately £2993 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.

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





TOTAL FLOOR AREA : 836 sq.ft. (77.6 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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