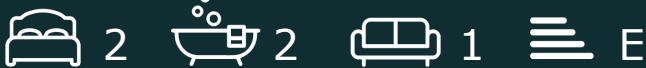




**DC**  
LANE

SELL • LET • MANAGE

Craigie Drive, Plymouth, PL1 3GB  
£240,000 Leasehold





£240,000

# Craigie Drive

## Plymouth, PL1 3GB

- Historical Millfields Location
- Two Double Bedrooms
- Direct Landscaped Grounds Access
- Private Entrance
- One Parking Space
- Ground Floor Apartment
- Open Plan Living
- En Suite & Bathroom
- 24 Hour Security
- Council Tax Band B

DC Lane are delighted to present this superb property within the iconic Grade II listed 'The Millfields,' set in landscaped grounds on the former Royal Naval Hospital site. Surrounded by the original hospital wall, the development offers a secure gated environment with 24 hour vehicle and pedestrian access, providing residents with exceptional peace of mind in a relaxed community setting.

Positioned on the ground floor of the Trafalgar Clock Tower building, the apartment features a private side entrance that opens into an impressive open plan reception room, thoughtfully arranged and zoned for both relaxation and entertaining. This inviting living space flows seamlessly into a contemporary kitchen, complete with sleek cabinetry, integrated appliances and French doors that open directly onto the beautifully landscaped quadrangle grounds.

The principal bedroom benefits from a stylish en suite shower room and three sets of storage cupboards, while the second double bedroom also offers generous built in wardrobes and served by a well appointed bathroom. The apartment also benefits from a double utility cupboard housing a washing machine, freezer and shelving, in addition to a further separate storage cupboard. Throughout the apartment, elegant sash windows enhance the sense of space and natural light, allowing sunshine to fill every room.

Residents can enjoy the communal lawned gardens and this particular apartment is perfectly positioned to accommodate outdoor furniture just outside the French doors, offering pleasant views across Quadrangle Square. Additional benefits include secure basement storage for bikes and kayaks, as well as an allocated parking space and Visitor parking spaces.

Blending the convenience of city living with the tranquillity of its historic surroundings, this exceptional apartment truly offers the best of both worlds and a viewing is highly recommended.



### Ground Floor

#### Open Plan Living/Dining/ Kitchen

25'9" x 14'8" (7.86 x 4.49)

#### Bedroom One

8'6" x 14'10" (2.60 x 4.53)

#### En Suite

4'5" x 9'1" (1.35 x 2.79)

#### Bedroom Two

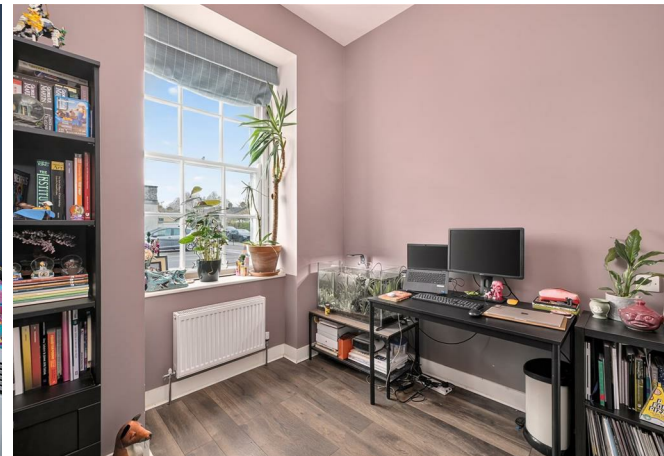
9'2" x 8'4" (2.80 x 2.56)

#### Bathroom

6'9" x 6'11" (2.08 x 2.13)

#### Utility

5'4" x 2'1" (1.64 x 0.65)



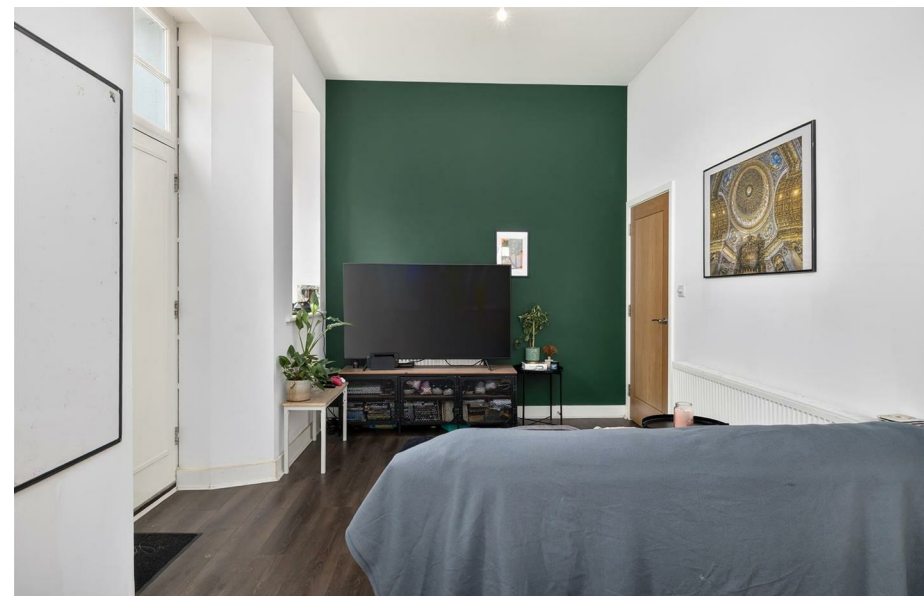


## Directions

Head south on Mutley Plain to North Hill for 0.5 mi. Turn left onto Charles St and at Charles Cross Roundabout, take 4th exit onto Exeter St and at St Andrews Cross Roundabout, take 3rd exit onto Royal Parade for 0.3 mi. At Derrys Cross Roundabout, take 2nd exit onto Union St for 0.3 mi and at the roundabout, take 3rd exit onto Octagon St. At the roundabout, take 1st exit onto King St and at the roundabout, take 2nd exit onto Clarence Pl. The gated entrance of the Millfields can be found on the right and the property is located within.

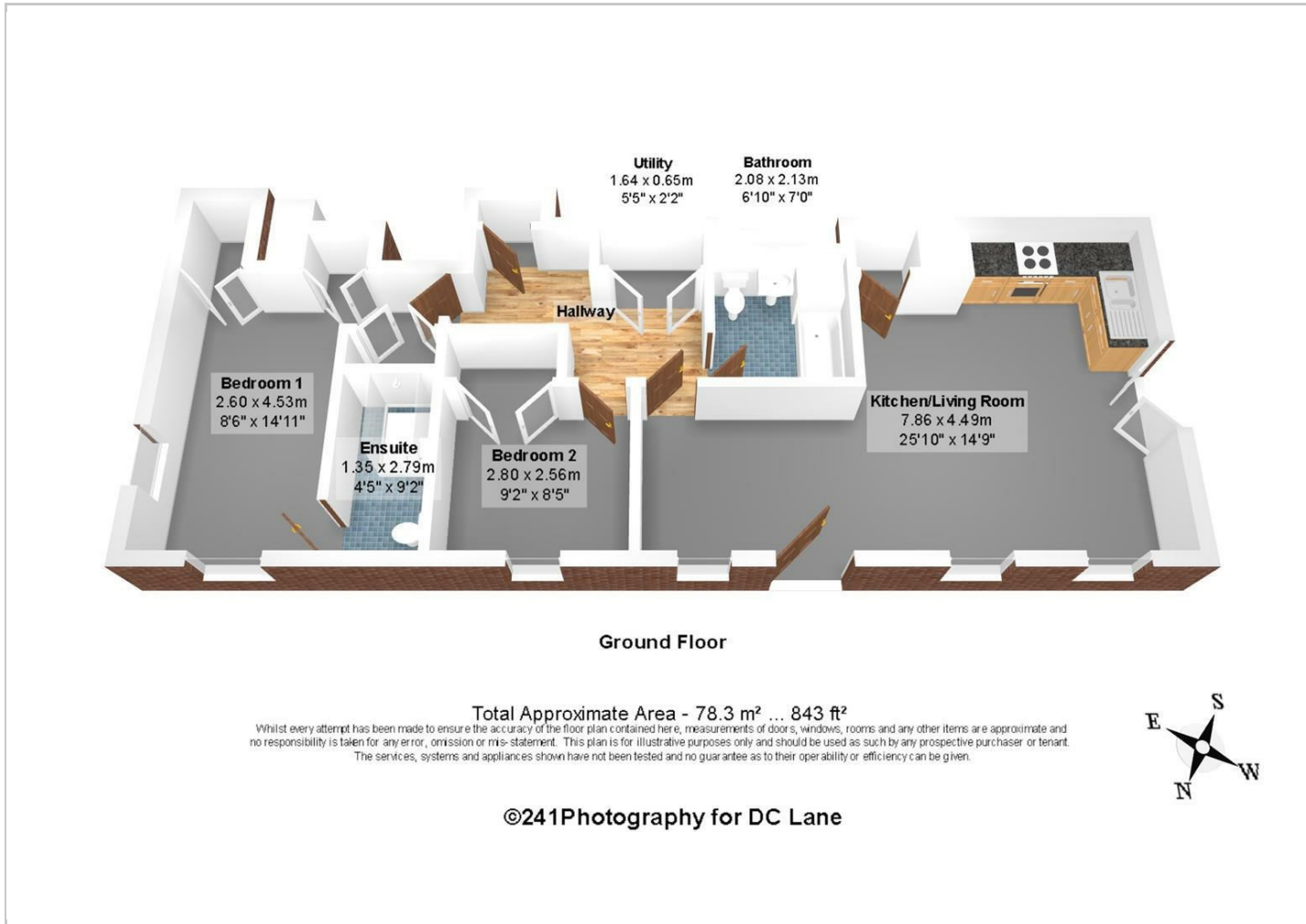
**Council Tax Band: C**

## Scan for Material Information

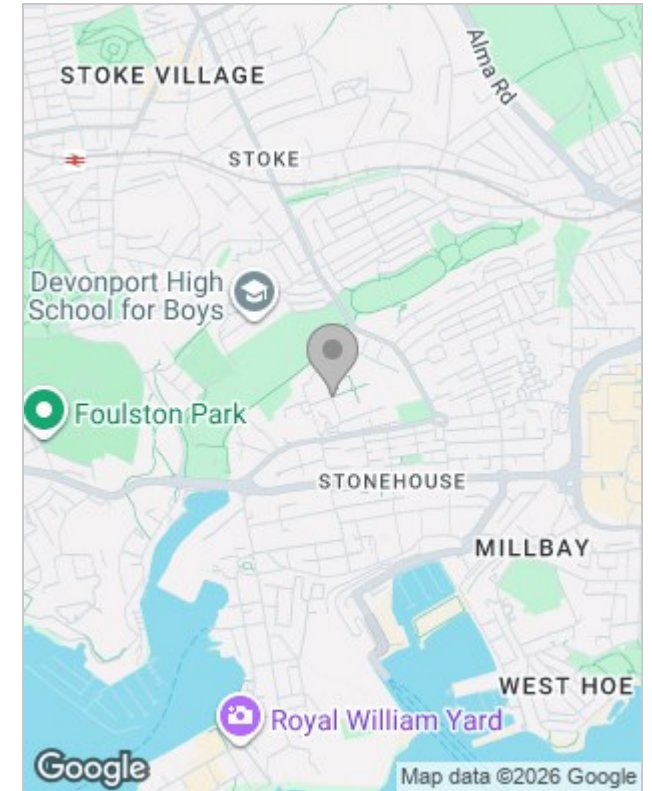




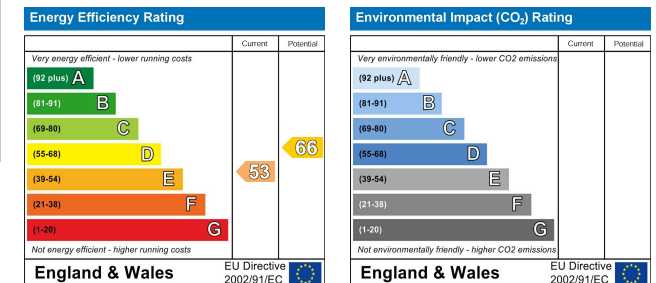
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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