



**DC**  
LANE  
SELL • LET • MANAGE

Craigie Drive, Plymouth, PL1 3GU  
£350,000 Leasehold

3 2 1 C



£350,000

# Craigie Drive

## Plymouth, PL1 3GU

- Exceptional Duplex Apartment
- Three Double Bedrooms
- Statement Kitchen
- Secure Gated Commiunity
- No Onward Chain
- Historic Millfields Location
- Mezzanine Lounge
- Decked & Lawned Garden
- Two Parking Spaces
- Council Tax Band C

### UNEXPECTEDLY BACK TO THE MARKET

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.

This unique duplex apartment perfectly blends heritage character with contemporary luxury. A private entrance welcomes you into a graceful hallway, where beautifully restored original flooring is paired with sleek, black doors and ambient dimmable LED reveal lighting, an introduction to the sophistication that lies within. The ground floor hosts two tastefully appointed double bedrooms alongside a chic, contemporary shower room. The showpiece is the spectacular kitchen/diner designed with entertaining in mind. The dramatic peninsula is the perfect spot to gather with a glass of wine or evening cocktail while double smart ovens, wine fridge, integrated appliances and a full height wall of bespoke cabinetry ensures both beauty and functionality. Discreetly tucked away, a utility area provides additional convenience, while the beautiful original doors spill open to a garden. The staircase ascends to the mezzanine lounge, where sleek glass frames an elegant vantage point overlooking the spectacular kitchen below. Designed for both relaxation and statement living, this elevated retreat flows into the sumptuous master suite opening to a bespoke dressing area and an opulent, spa inspired bathroom featuring a modern bath, walk in shower and sophisticated black hardware, this sanctuary is the epitome of modern luxury.

The garden offers a decked terrace and lawn, complemented by access to maintained communal gardens with seating areas, bike storage and two parking spaces.

Combining city living and timeless elegance a viewing is recommended with no chain.



### Ground Floor

Kitchen	60'4" x 32'1" (18.4 x 9.8)
Dining Area	50'6" x 57'8" (15.4 x 17.6)
Bedroom Two	29'6" x 38'4" (9.0 x 11.7)
Bedroom Three	29'6" x 36'3" (9.0 x 11.07)
Shower Room	36'5" x 19'0" (11.1 x 5.8)

### First Floor

Mezzanine Lounge	60'4" x 27'6" (18.4 x 8.4)
Primary Bedroom	60'4" x 27'6" (18.4 x 8.4)
Dressing Room	21'3" x 21'3" (6.5 x 6.5)
En Suite Bathroom	40'4" x 33'2" (12.3 x 10.11)





## 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.

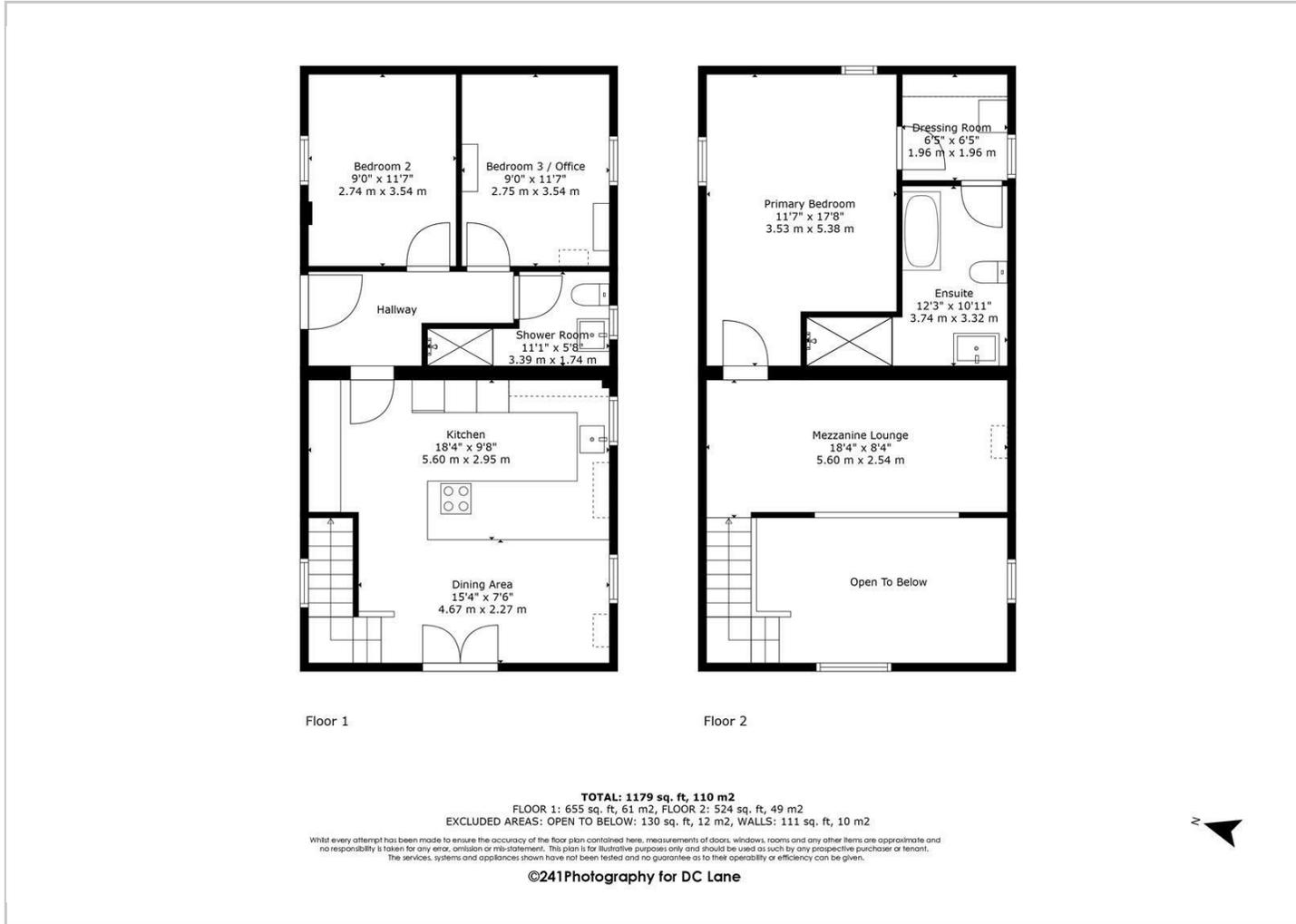
**Council Tax Band: C**

## Scan for Material Information

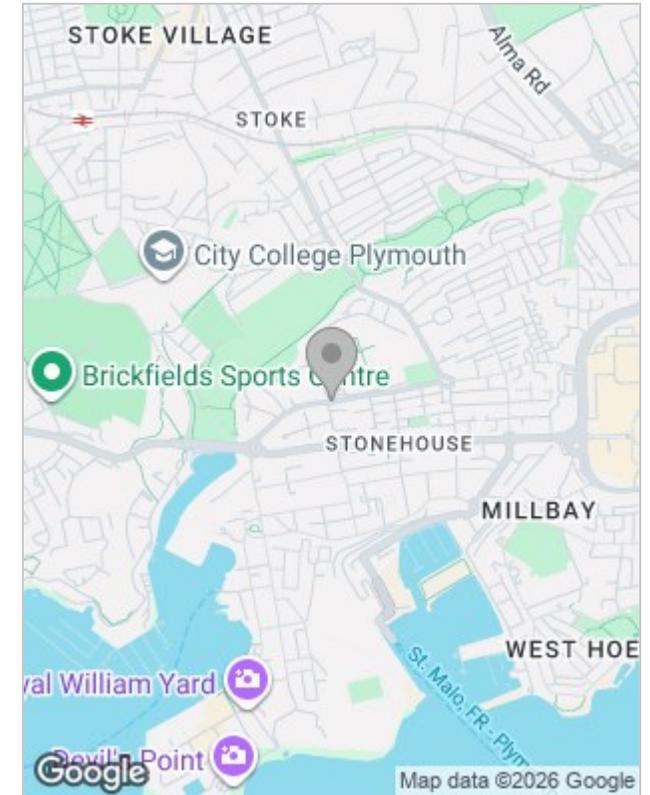




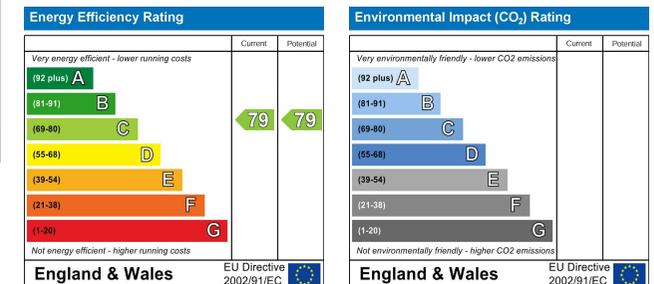
## Floor Plans



## 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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