

8 Craigie Drive, Plymouth, PL1 3GR

£245,000 Leasehold

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Plymouth, PL1 3GR

£245,000



- Historical Millfields Location
- Two Double Bedrooms
- Exquisitely Presented
- Landscaped Grounds
- Two Parking Spaces
- Ground Floor Apartment
- Open Plan Living
- Utility Room
- 24 Hour Security
- Council Tax Band B

DC Lane are proud to present this outstanding ground floor apartment, set within the iconic Grade II listed development, The Millfields. Occupying beautifully landscaped grounds on the former site of the Royal Naval Hospital, this historic setting is enclosed by the original hospital walls, creating a secure and private environment. With gated vehicle and pedestrian access, together with 24 hour security, residents enjoy exceptional peace of mind and a calm, community focused atmosphere.

Dudding Court has been thoughtfully transformed into a collection of luxurious contemporary apartments, while carefully preserving the striking character of this impressive 18th century building. Secure entry leads to an elegant communal colonnade, framed by granite columns and large windows that flood the space with natural light.

Positioned on the ground floor, the apartment welcomes you into a superb open plan reception space, thoughtfully zoned for both relaxation and entertaining. This impressive living area flows effortlessly into a contemporary kitchen, beautifully appointed with sleek cabinetry and integrated appliances. Beyond, a utility room provides extensive storage solutions, even incorporating a clever fold away ironing board, combining practicality with style. The principal bedroom benefits from a stylish en suite shower room, while the second double bedroom enjoys access to a well appointed Jack and Jill bathroom. Throughout the apartment beautiful Crittall style windows enhance the sense of space and light, allowing sunshine to pour into every room.

Residents are invited to enjoy the communal lawned gardens, with the option to position outdoor furniture and take in views across Quadrangle Square. Additional benefits include secure bike storage and TWO allocated parking spaces, a rare advantage within this block.

Blending city living with the calm of it's historic setting, life in this exceptional apartment offers the best of both worlds and viewing is essential!

Ground Floor Apartment

Lounge/Dining Room	17'8" x 14'2" (5.39 x 4.32)
Kitchen	13'5" x 6'0" (4.10 x 1.83)
Utility Room	5'10" x 6'0" (1.80 x 1.83)
Bedroom One	9'7" x 14'2" (2.94 x 4.32)
En Suite	9'11" x 5'2" (3.04 x 1.58)
Bedroom Two	8'4" x 14'9" (2.56 x 4.51)
Bathroom	4'9" x 7'8" (1.45 x 2.34)







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.

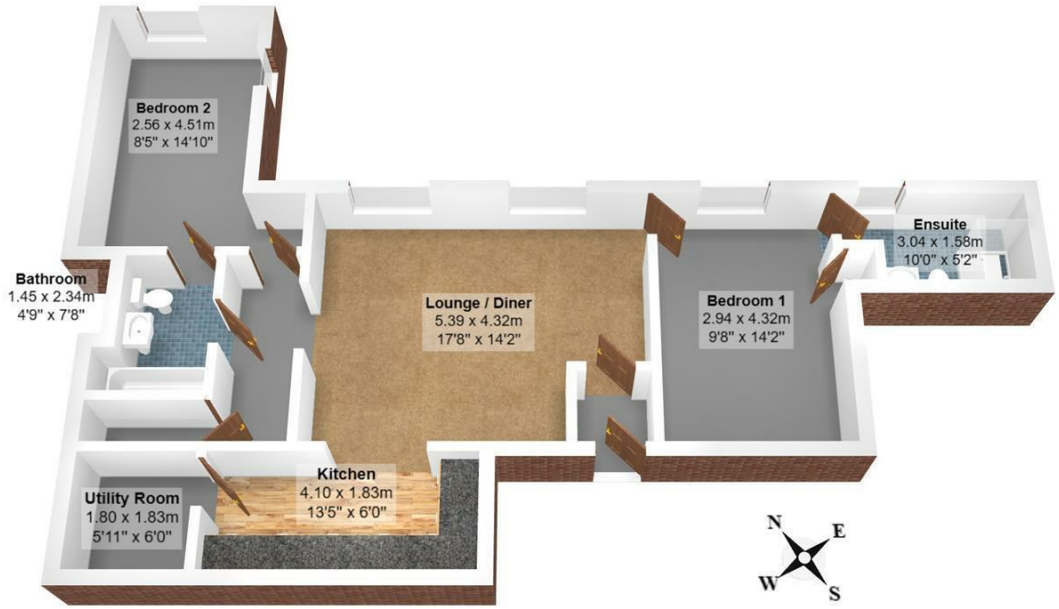
Council Tax Band: B

Scan for Material Information





Floor Plans



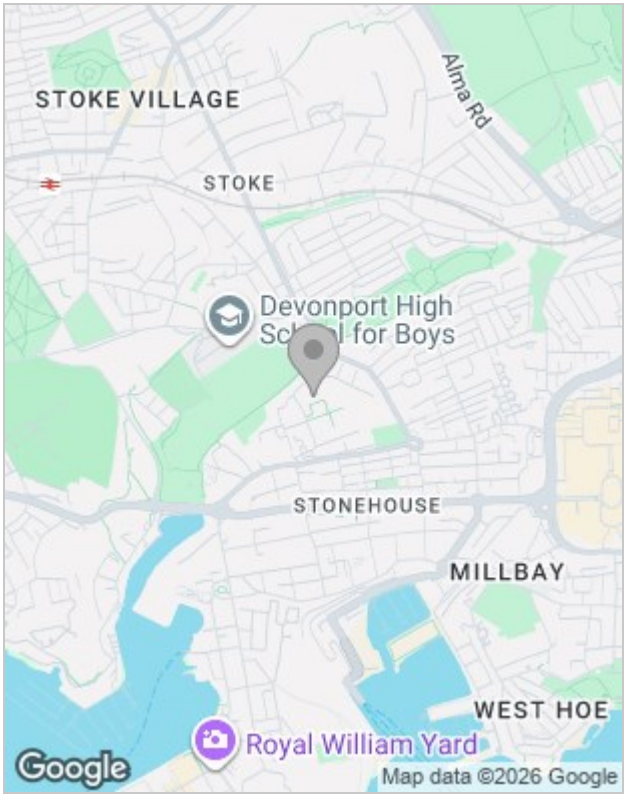
Ground Floor

Total Approximate Area - 76.7 m² ... 825 ft²

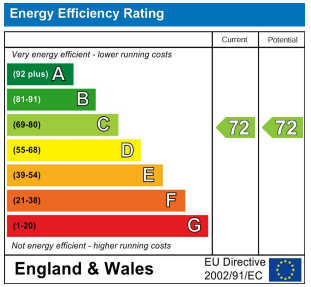
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

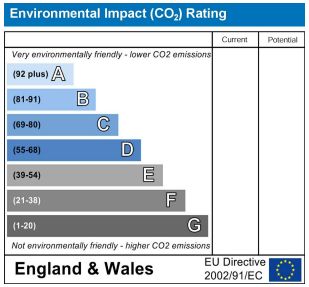
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Location Map



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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