

DC  
LANE

SELL • LET • MANAGE



Craigie Drive, Plymouth, PL1 3JB  
£260,000 Leasehold

2 2 2 1 C



£260,000

# Craigie Drive

## Plymouth, PL1 3JB

- Historical Millfields Location
- Two Well Appointed Bedrooms
- Wow Factor Reception Room
- Lift Within Building
- Parking Next To Entrance
- First Floor Exquisite Apartment
- Exceptionally Presented
- South Facing Vista
- Landscaped Grounds
- 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.

Dudding Court has been converted into a collection of contemporary apartments, carefully retaining the exterior grandeur of this impressive 18th century building. Secure entry leads to the communal colonnade featuring granite columns and generous windows with both stair and lift access. Positioned on the first floor, this distinguished apartment harmoniously combines period charm with modern comfort. The entrance hall flows seamlessly into a breathtaking open plan lounge, kitchen and dining space, a true showpiece meticulously designed for both refined everyday living and sophisticated entertaining. Bespoke cabinetry and seamlessly integrated appliances create a flawless balance of elegant form and exceptional function. Framed by striking black Crittall style windows and exquisite flooring, the space is bathed in natural light and enjoys a coveted south facing outlook across the beautifully landscaped grounds, offering the finest view of the quadrangle. The apartment offers two beautifully appointed bedrooms the principal suite features ample built in drawers and a walk in storage cupboard offering exceptional practicality, alongside a chic, contemporary shower room. The second bedroom is equally impressive offering plentiful wardrobes with bespoke storage solutions which can be removed if desired. A discreetly tucked away utility cupboard adds thoughtful convenience, while the luxurious family bathroom features a sleek modern bath creating a serene sanctuary.

Perfectly combining city living with timeless refinement, this exceptional apartment with parking simply must be viewed!



### First Floor

#### Open Plan Living/Dining/Kitchen

29'0" x 15'7" (8.85 x 4.77)

Bedroom One

9'3" x 14'0" (2.83 x 4.28)

En Suite

7'0" x 4'1" (2.14 x 1.25)

Bedroom Two

9'4" x 10'9" (2.86 x 3.29)

Bathroom

5'5" x 8'2" (1.66 x 2.50)





## 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.

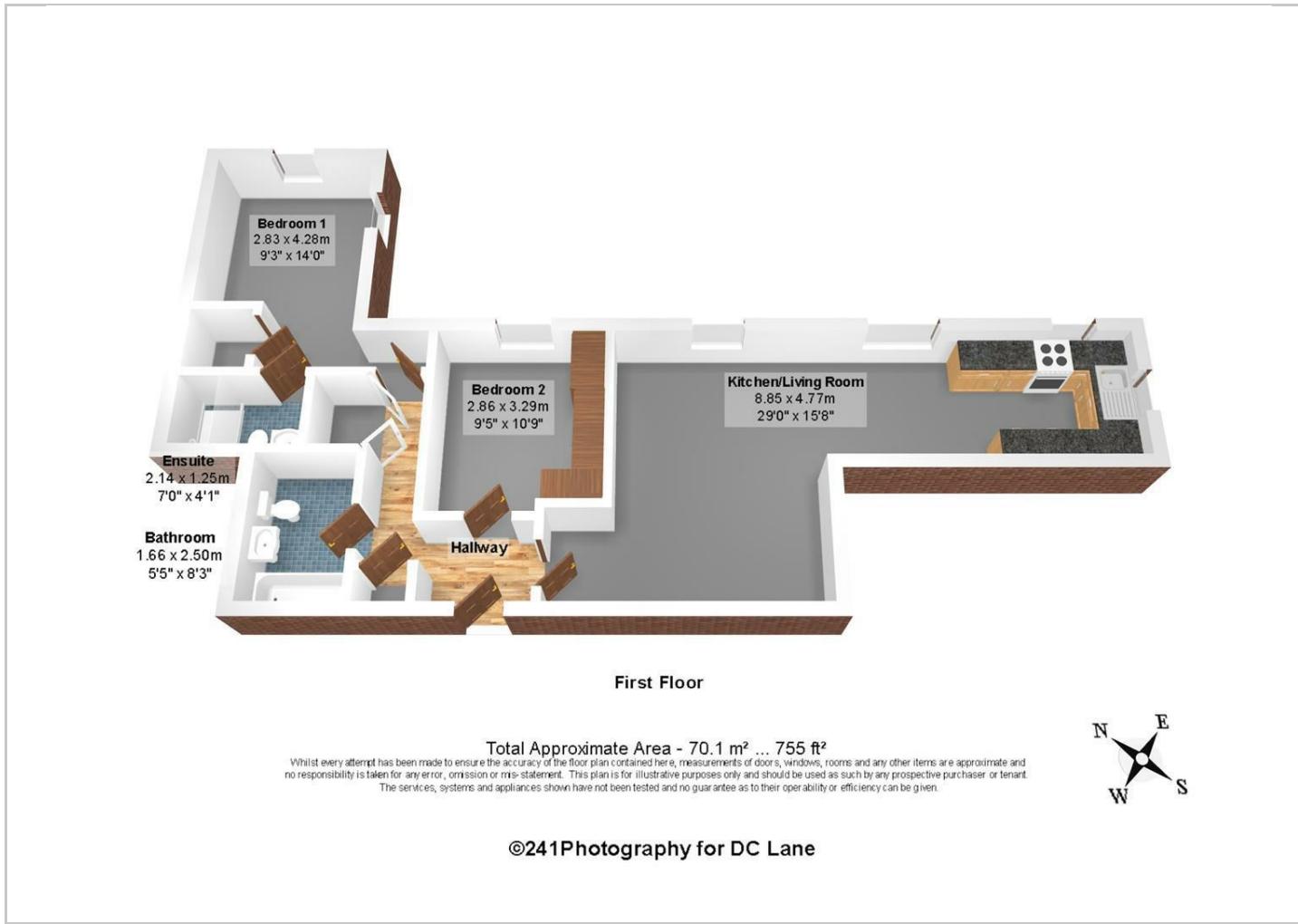
## Council Tax Band: B

## Scan for Material Information

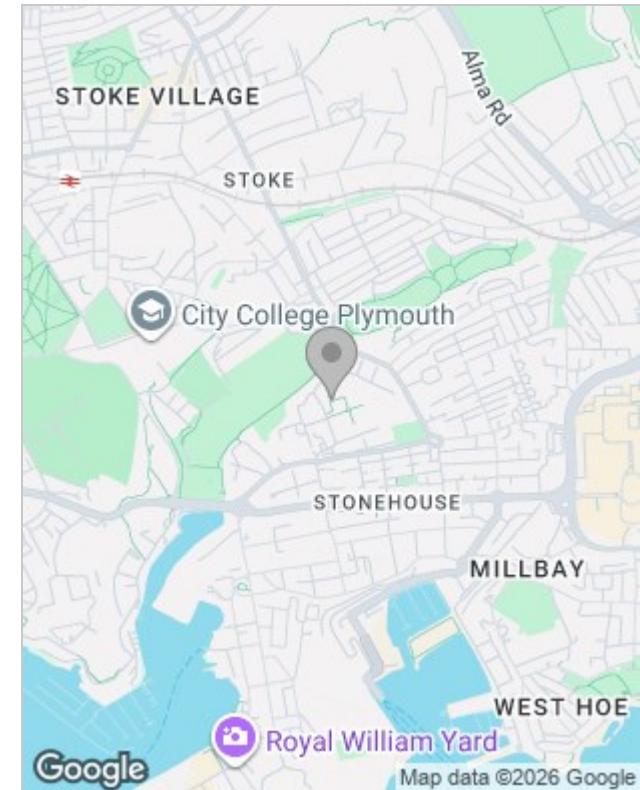




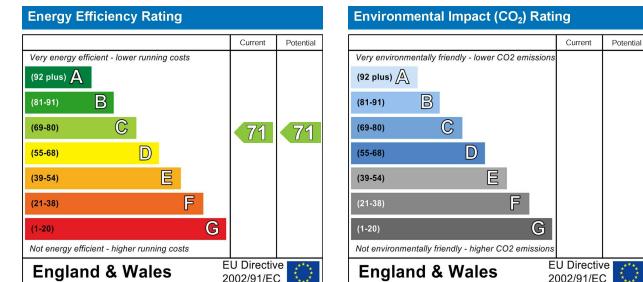
## Floor Plans



## 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.