



**DC**  
LANE  
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Craigie Drive, Plymouth, PL1 3FW  
£250,000 Leasehold

 2  1  1  C



£250,000

# Craigie Drive

Plymouth, PL1 3FW

- Historical Millfields Location
- Two Double Bedrooms
- Lift & Stair Access
- Communal Grounds
- No Onward Chain
- First Floor Apartment
- Open Plan Living Room
- Utility Cupboard
- 24 Hour Security
- Council Tax Band B

DC Lane are delighted to present this superb apartment located within the iconic Grade II listed development 'The Millfields' set within landscaped grounds on the former site of the Royal Naval Hospital. The historic buildings and grounds are surrounded by the original hospital wall which provides a secure gated environment. The peace of mind afforded to residents within The Millfields is exceptional. The gated entrance with 24 hour security, for both vehicles and pedestrian access, provides a wonderfully relaxed and secure atmosphere for the whole community.

St Vincent Court has been converted into luxurious contemporary apartments yet retaining the exterior grandeur of this imposing 18th Century building. Entry code and sliding glass doors lead into the communal entrance hall with elegant granite columns, lift and granite stairs. The apartment is positioned on the first floor and opens into a long hallway leading to a generous open plan reception room fitted with engineered oak flooring and a stylish modern kitchen with integrated appliances. There are two double bedrooms both with built in wardrobes, a well appointed bathroom and a double utility cupboard housing the washing machine and freezer. The beautiful sash windows throughout the apartment allows natural light to flood through and are coated with bronze film providing privacy & solar glare protection.

There is direct access from the communal hallway into the lawned gardens whereby occupants are encouraged to place their garden furniture within the communal lawned gardens and enjoy the views across Quadrangle Square. There is also bike storage and allocated private parking.

Living in The Millfields offers residents the opportunity to enjoy city living within the tranquility of these historical grounds with a short walk to the bustling city centre, King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard. We believe this apartment, with no onward chain would make a splendid home.



## First Floor

### Open Plan Living/Dining/Kitchen

17'11" x 23'7" (5.48 x 7.21)

### Bedroom One

10'1" x 12'5" (3.08 x 3.81)

### Bedroom Two

10'3" x 10'7" (3.14 x 3.24)

### Shower Room

5'11" x 6'8" (1.82 x 2.04)





## Directions

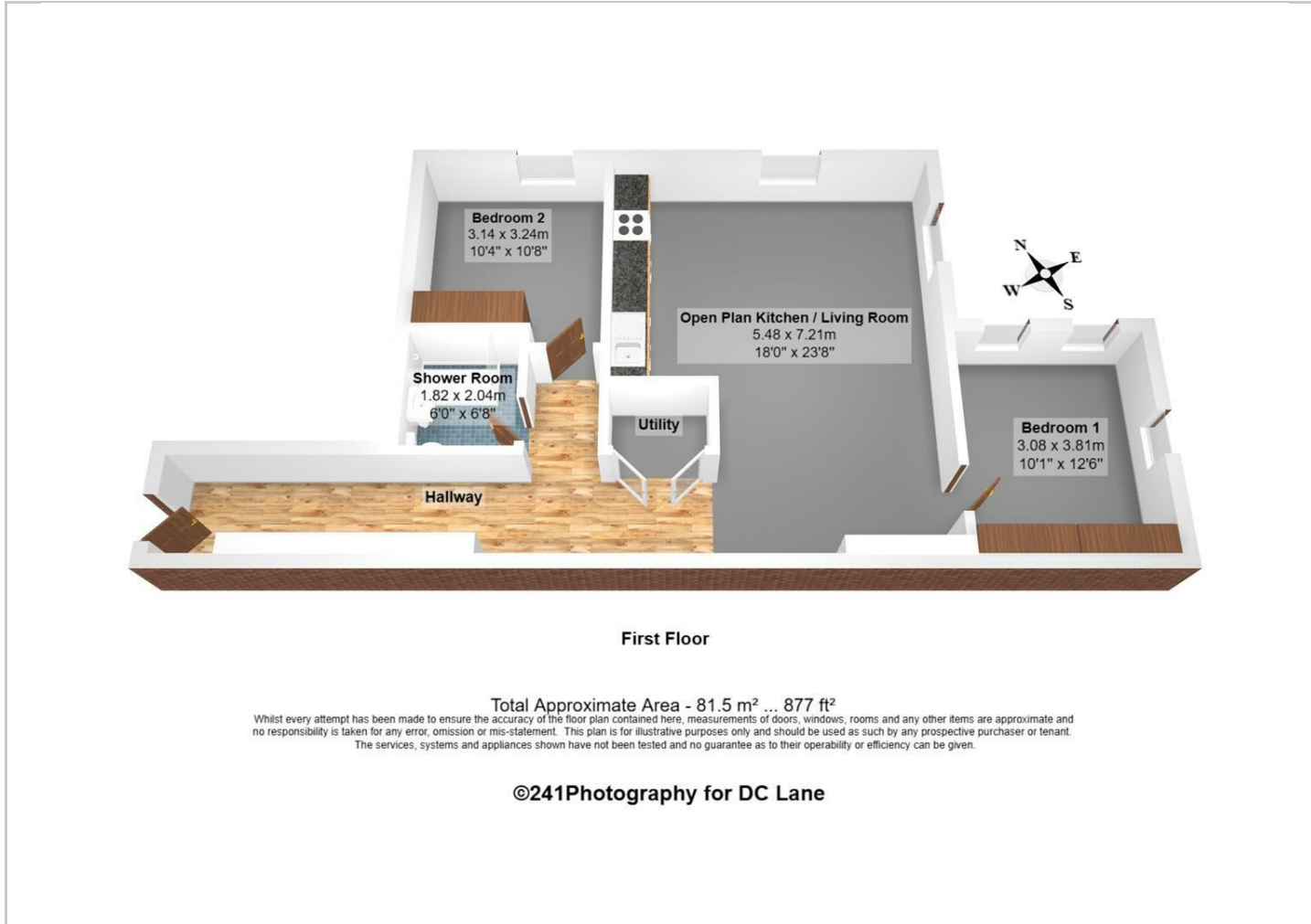
Head south on Mutley Plain to North Hill for 0.5 mi. Turn left onto Charles St and at Charles Cross Roundabout, take 4th exit onto Exeter St and at St Andrews Cross Roundabout, take 3rd exit onto Royal Parade for 0.3 mi. At Derrys Cross Roundabout, take 2nd exit onto Union St for 0.3 mi and at the roundabout, 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**

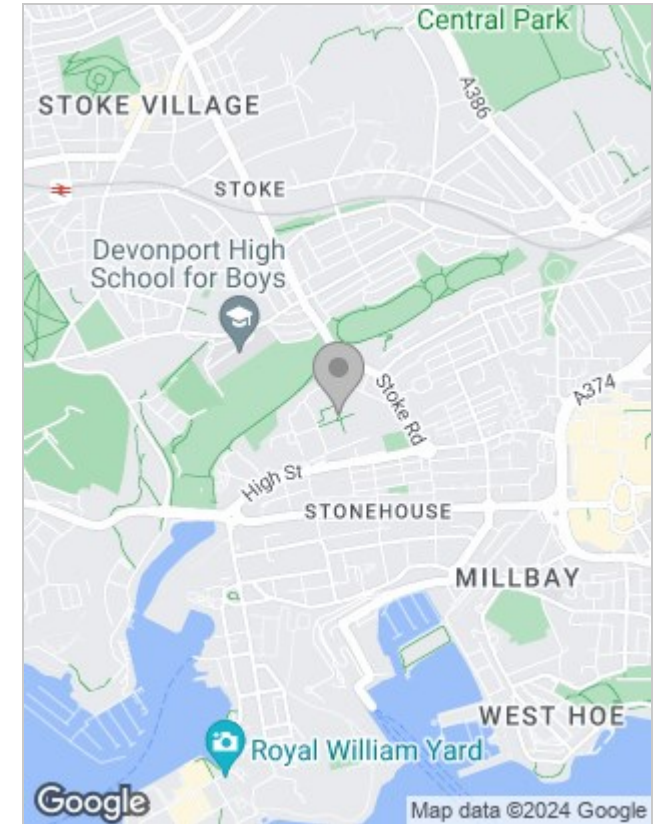




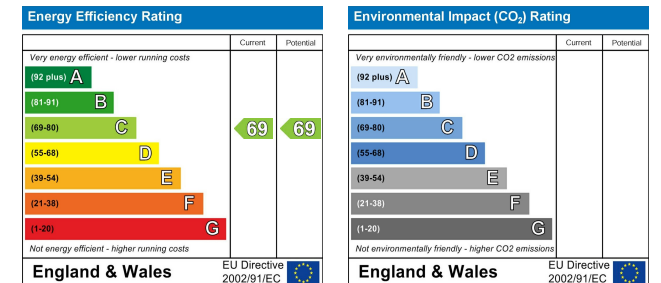
## Floor Plans



## 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk