



DC
LANE

SELL • LET • MANAGE

Craigie Drive, Plymouth, PL1 3GR
£250,000 Leasehold





£250,000

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- Historical Millfields Location
- Two Double Bedrooms
- Deceptively Spacious Accommodation
- Landscaped Grounds
- Parking Space
- Garden Apartment
- Open Plan Living
- Delightful Private Terraced Garden
- 24 Hour Security
- Council Tax Band B

DC Lane are proud to present this charming garden apartment within the iconic Grade II listed Millfields development. Set in landscaped grounds on the former Royal Naval Hospital site and enclosed by original walls, it offers gated access, 24 hour security and a private, community focused setting.

Dudding Court has been thoughtfully transformed into an exclusive collection of contemporary apartments, whilst preserving the striking grandeur of this impressive 18th century building. A secure entry system opens into a magnificent communal colonnade, complete with granite columns and expansive windows that beautifully reflect the building's historic character.

Accessed from the ground floor, this deceptively spacious apartment effortlessly blends period charm with modern luxury. From the entrance hall, stairs descend to the lower ground floor where an impressive open plan lounge, kitchen and dining area unfolds, a superb space designed for both entertaining and everyday living, with ample room for statement furniture pieces. The kitchen features bespoke cabinetry and integrated appliances, perfectly complementing the stylish aesthetic. Striking black Crittall style doors frame the space, while exquisite flooring and an abundance of natural light enhance the sense of style and openness. Doors lead directly to a private paved garden, creating a wonderful indoor outdoor flow and providing the perfect setting for al fresco dining, a rare and highly sought after feature within this historic development.

The apartment offers two beautifully appointed bedrooms. The principal suite boasts a dedicated dressing area and a contemporary shower room. The second bedroom is equally generous in size and presentation. A separate utility room adds practical convenience, while the luxurious family bathroom is finished with a sleek, modern bath.

Perfectly combining character, comfort and city living with private parking this exceptional apartment simply must be viewed!



Lower Ground Floor

Open Plan Living/Dining/Kitchen	20'4" x 15'11" (6.20 x 4.87)
Utility Room	6'2" x 5'2" (1.89 x 1.60)
Bedroom One	14'11" x 12'5" (4.56 x 3.79)
En Suite	9'11" x 4'3" (3.03 x 1.32)
Dressing Room	9'11" x 3'11" (3.03 x 1.20)
Bedroom Two	11'9" x 12'5" (3.60 x 3.79)
Bathroom	10'1" x 5'2" (3.08 x 1.60)
External	
Private Garden	45'6" x 7'10" (13.89 x 2.39)





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.

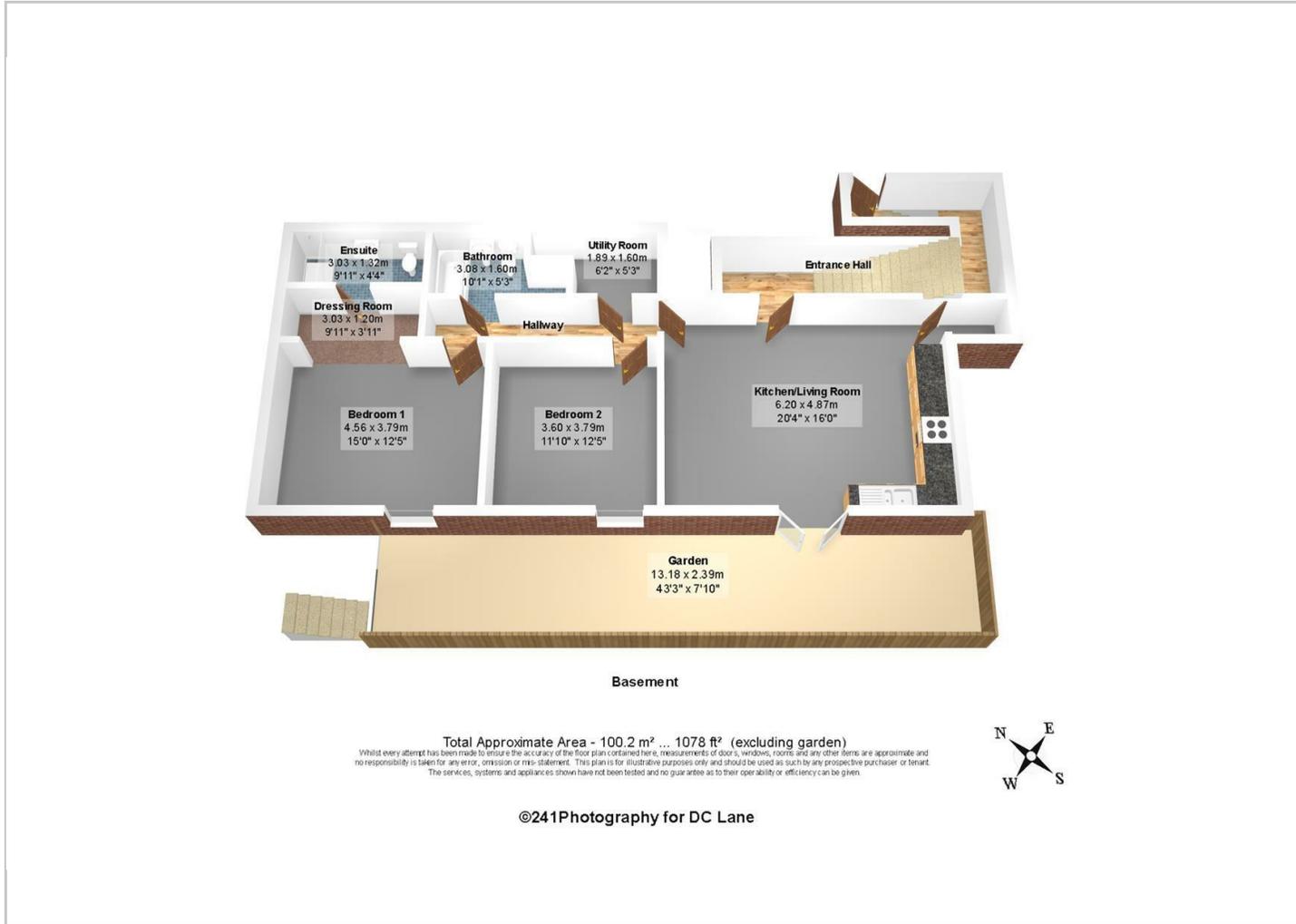
Council Tax Band: C

Scan for Material Information

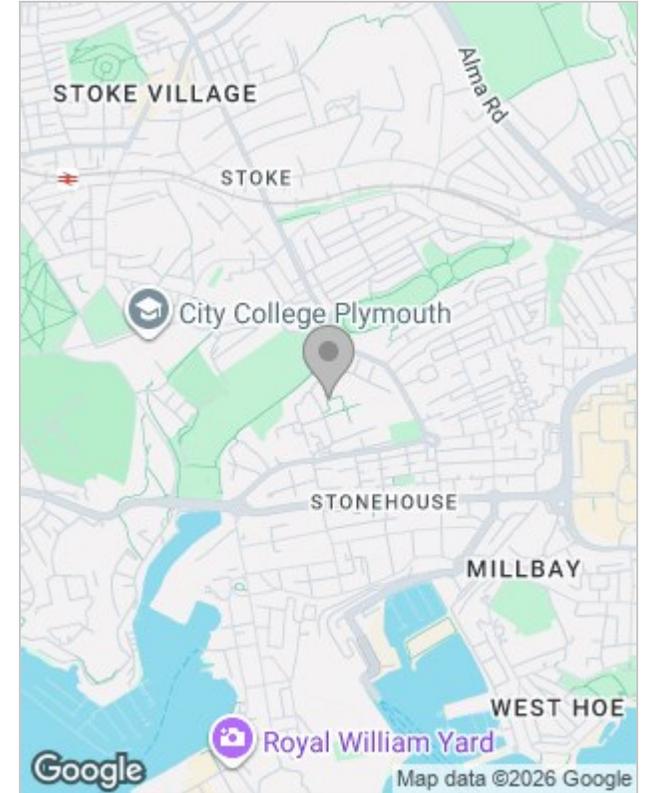




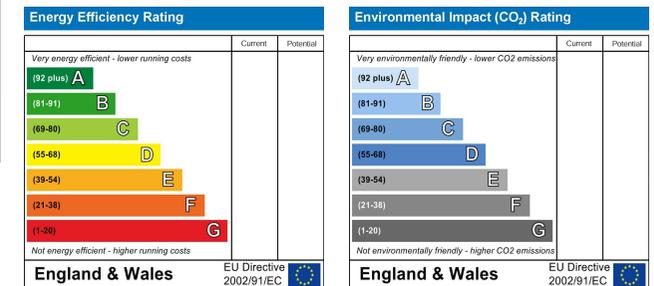
Floor Plans



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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