DC LANE

SELL • LET • MANAGE

The Square, Plymouth, PL1 3JS

Offers Over £175,000 Leasehold

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# The Square

## Plymouth, PL1 3JS

- Historical Millfields Location
- Two Double Bedrooms
- Allocated Parking
- 24 Hour Gated Security
- No Onward Chain
- Ground Floor Apartment
- Open Plan Reception Room
- Private Entrance
- Pleasant Views
- Council Tax Band E

DC Lane are delighted to present this superb ground floor 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 to the whole community.

The Grade II listed Mews are positioned in a quiet area of The Millfields in the former north gate entrance from Stonehouse creek and features the original arched entrance with gates. With an attractive Georgian limestone facade entry is within the historic arch into a private entrance leading into an open plan reception room featuring four beautiful sash windows allowing natural light to flood through and boasting views of Devonport High School and grounds. The kitchen offers space for washing machine, dishwasher, fridge and freezer and large pieces of furniture can easily be accommodated within this generous room. There are two double bedrooms, one with walk in cupboard and a bathroom with shower over the bath. With modernisation required the property is held on a long lease, has a small outside area to sit and enjoy the view, allocated parking and is being sold with no onward chain.

Offering residents the opportunity to enjoy city living and the tranquility of waterside life with a short walk to the bustling city centre and close to King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard, we believe this apartment would make an ideal First Time Buy or a Buy to Let (Airbnb permitted) and a viewing is highly recommended.

Offers Over £175,000

Ground Floor

| | |
|---|---|
| Open Plan Living/Dining/Kitchen | 30'1" x 16'11" (9.17 x 5.16) |
| Bedroom One | 13'6" x 16'8" (4.14 x 5.10) |
| Bedroom Two | 8'3" x 10'9" (2.54 x 3.30) |
| Bathroom | 7'3" x 6'10" (2.23 x 2.10) |

## Directions

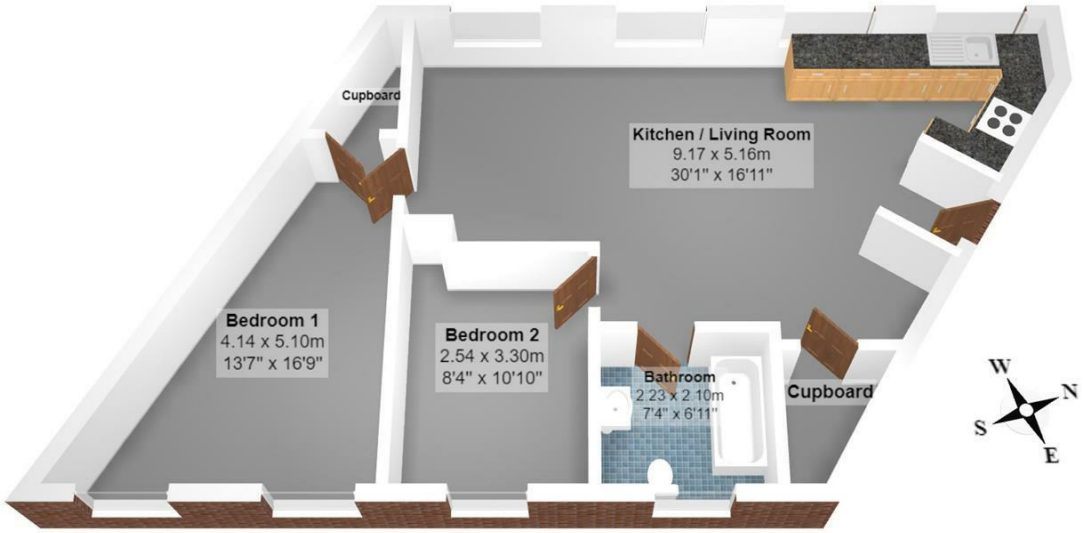
Head south on Mutley Plain to North Hill for 0.5 mi. Turn left onto Charles St and at Charles Cross Roundabout, take 4th exit onto Exeter St and at St Andrews Cross Roundabout, take 3rd exit onto Royal Parade for 0.3 mi. At Derrys Cross Roundabout, take 2nd exit onto Union St for 0.3 mi and at the roundabout,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

## Scan for Material Information

RECLAIMED AGG GESTORE No 2
12

## Floor Plans




Ground Floor

Total Approximate Area - 71.8 m² ... 773 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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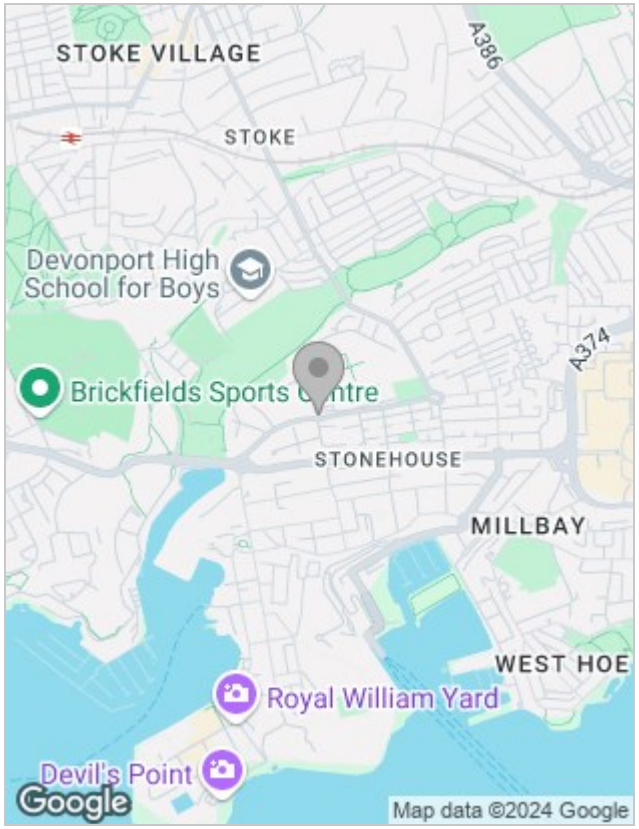
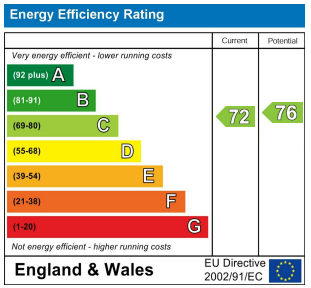
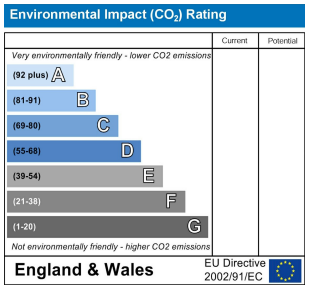
## Location Map




## 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.

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