DC LANE

SELL • LET • MANAGE

Craigie Drive, Plymouth, PL1 3JB

Asking Price £150,000 Leasehold

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Craigie Drive

Plymouth, PL1 3JB

- Brand New One Bedroom Basement Apartment
- Private Entrance
- Generous Utility Area
- Jack & Jill Bathroom
- Share Of Freehold
- Iconic Grade II Listed The Millfields
- Open Plan Lounge & Kitchen
- Double Bedroom With Walk In Wardrobe
- Two Allocated Parking Spaces
- No Onward Chain

DC Lane are delighted to present this superb brand new one bedroom apartment within Sandon Court, forming part of an exciting new conversion within the iconic Grade II listed 'The Millfields.' Set within landscaped grounds on the former Royal Naval Hospital site, The Millfields provides a secure gated environment with 24 hour vehicle and pedestrian access.

This beautifully designed basement apartment benefits from its own private entrance, with steps leading down into a welcoming hallway. Directly ahead is a superb open plan lounge and kitchen area, creating a versatile space for relaxing, dining and entertaining. The contemporary kitchen is complemented by a generous utility area positioned behind, providing excellent additional storage.

The spacious double bedroom benefits from a separate walk in wardrobe, providing ample storage, while the stylish Jack and Jill bathroom is finished to a contemporary standard and offers convenient access from both the bedroom and the utility area.

A particularly impressive feature is the purpose-designed mechanical heat ventilation system, specifically designed for basement apartments. The system draws in fresh air while extracting stale air, helping maintain a comfortable internal temperature and providing continuous ventilation. The apartment also benefits from electrical heating, with a boost function and air monitoring system.

Perfectly suited to a range of buyers, this exceptional apartment would make an ideal first time purchase, while also offering excellent potential as a buy to let or Airbnb investment. The private entrance and generous proportions make this a versatile property.

Further benefits include two allocated parking spaces, which is a fantastic feature with service charge details to be confirmed. Combining the character and prestige of The Millfields with brand new contemporary accommodation and excellent modern facilities, this superb apartment represents an exciting opportunity. A viewing is recommended

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Lower Ground Floor

Bedroom	17'1" x 10'4" (5.22 x 3.16)
Dressing Room	6'7" x 8'10" (2.03 x 2.71)
Jack and Jill Ensuite	9'11" x 9'4" (3.03 x 2.86)
Kitchen/Living Room	12'11" x 12'10" (3.94 x 3.93)
Utility Room	17'11" x 7'9" (5.47 x 2.37)

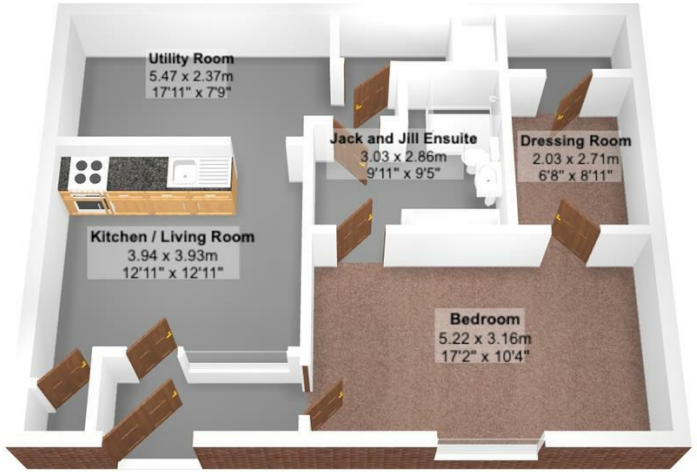
Directions

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



Lower Ground Floor

Total Area: 67.8 m² ... 730 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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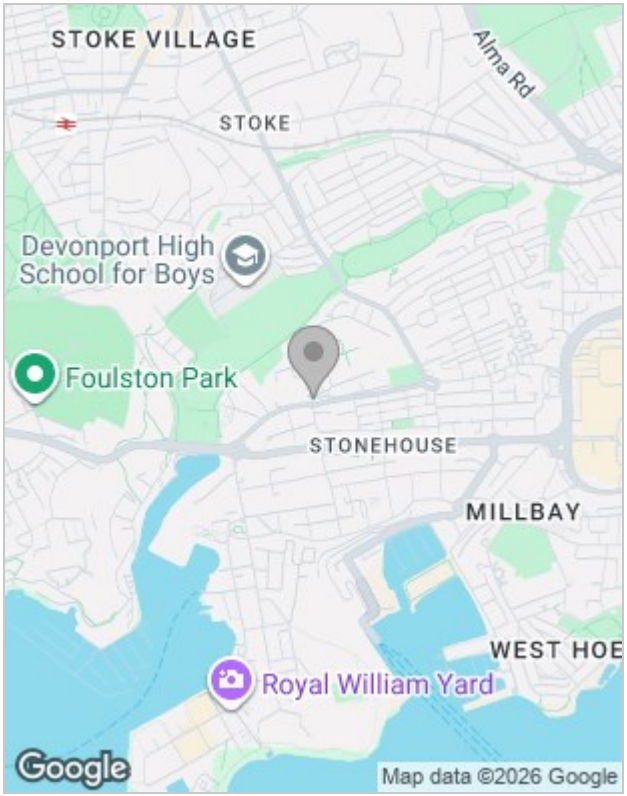
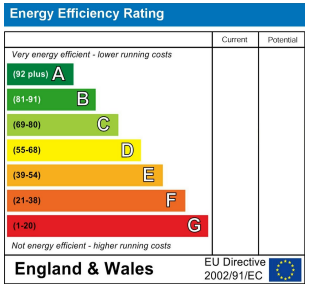
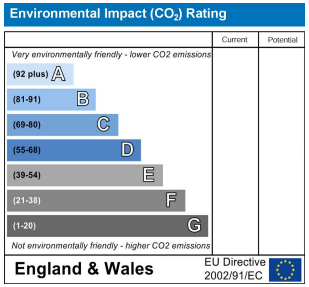
Location Map



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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