



The Royal Eye Infirmary, Apt 12, Apsley Road, Plymouth, Devon, PL4 6AR



Price £299,999



The Royal Eye Infirmary has kept watch over Plymouth and the surrounding areas since it first opened its doors in 1901. Built to honour the Silver Jubilee of Queen Victoria and having served as a specialist eye hospital for over 100 years, it has become one of Plymouth's most iconic historic buildings and a familiar landmark for generations of local people.

Since the facility relocated to new premises at Derriford Hospital, developers have seized the opportunity to restore this charming Grade II listed building to its former glory, sensitively converting it into twelve 2 and 3 bed apartments over three floors. Each apartment is unique in its design, decoration and layout, boasting spacious accommodation, video entry systems, and off-road parking. Every effort has been made, by the original developers, to offer the comforts of contemporary life whilst retaining and enhancing the elegant period features, as listed in Pevsner's 'Buildings of England'.

The development is set within its own grounds, a stone's throw from Mutley Plain, Plymouth Railway Station, the University of Plymouth and Central Park. It is perfectly situated for local transport links and good schooling and is located within two miles of the City Centre, The Hoe and The Barbican. The Royal Eye Infirmary offers elegant and convenient living in the heart of the city.



Apartment 12 is located on the first floor, with a south facing elevation, making it very light and airy. The apartment comprises a superb open plan, triple aspect living room, incorporating a stunning and well-appointed kitchen. There are two bedrooms, with the master, having access to a luxury en-suite bathroom, with the main bathroom being equally well appointed.

This apartment also has the benefit of 2 allocated parking spaces. There is a loft area with power a ladder access.

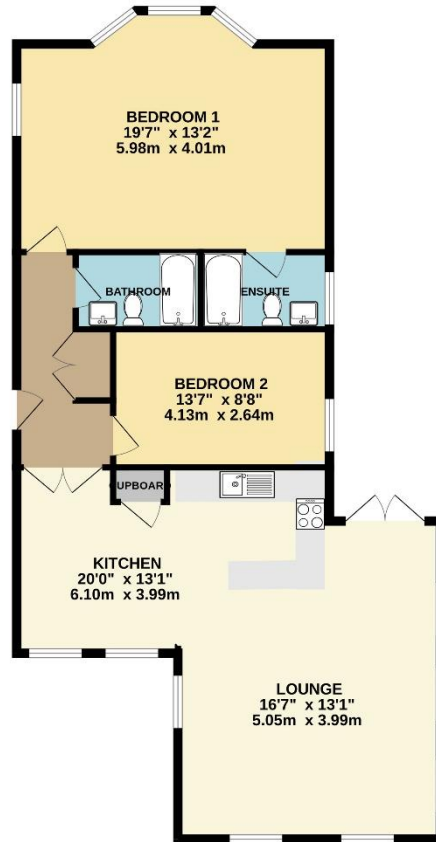
We would recommend an early viewing to appreciate this fabulous apartment in a very convenient location.

Agents Note: The images used in this advert are from when the property was purchased by the current owner.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.



FIRST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	50
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lang Town & Country
 6 Mannamead Road
 Mutley
 Plymouth
 PL4 7AA
 Tel: 01752 256000
 Email: property@langtownandcountry.com

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