



Apartment 3, Hornby Court,
Craigie Drive, Stonehouse, Plymouth, Devon, PL1 3FX



Guide Price £219,000



'The Millfields' comprises a historic former Royal Naval Hospital occupying secure landscaped walled grounds of approximately 26 acres, less than one mile west of the City Centre, not far from the fashionable Durnford Street and Royal William Yard with its collection of bars and restaurants, and ferry connection to the Barbican, Mount Batten and Mount Edgumbe Park. 'The Millfields' offers 24-hour security, well-tended walled grounds, relaxed and secure atmosphere for the residents.

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'Hornby Court' is a fabulous limestone-fronted Grade II Listed Georgian residence which has been thoughtfully and sympathetically converted into a series of high specification and luxurious apartments.

The apartment which is on the ground floor of this iconic building would be ideal first-time buyers' apartment or a rental property. The furniture can be purchased with separate negotiation.

The accommodation comprises of an entrance hall with a storage cupboard which currently houses the boiler, a light and bright open plan kitchen and sitting area incorporating the kitchen into the living space and is complete with high quality roll edge worksurfaces, integrated with a dishwasher, fridge, induction hob and oven. There are two double bedrooms both with fitted sliding door wardrobes and the Master bedroom benefitting from direct access onto the parking area via French doors. There is a large utility cupboard which currently houses the brand-new washing machine and tumble dryer which are due to stay. The modern bathroom is fully tiled with a bath and rainforest shower, WC, heated towel rail and a wash hand basin. The apartment comes with one double length parking space providing allocated parking for 2 cars.

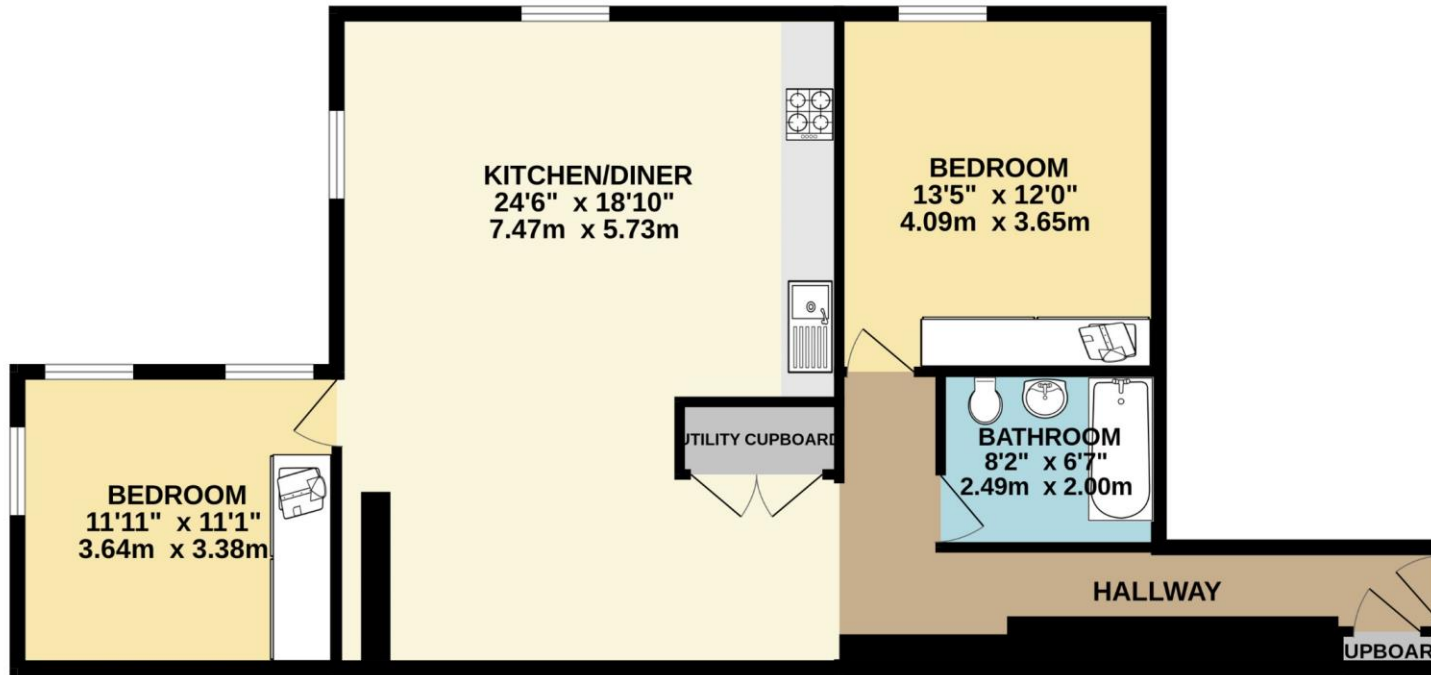
Leasehold information: The apartment is held on a lease with approximately 990 years remaining and is subject to a service charge of £3544 PA and a ground rent of £250 PA.

Agents note: We hold a list of all fixtures, fittings and contents that can be purchased under a separate negotiation.



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





TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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