



## Apartment 2

Trafalgar, 14 Craigie Drive, The Millfields, Plymouth, PL1 3GB

**£164,950**

- Ground Floor
- Open Plan Sitting Room
- Dining Area
- Integrated Kitchen
- Utility
- Double Bedroom
- Luxury Bathroom
- Allocated Parking Space

## Situation and Description

The Millfields comprises an 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 the waters edge with ferry connection to Cremyll and Mount Edgcombe Park. This fascinating re-development is a designated Conservation Area administered by English Heritage featuring 24 hour security, road network and grounds maintenance. The buildings and grounds are surrounded by the original hospital wall which provides a secure gated environment, giving total peace of mind.

'Trafalgar' is one of the finest and most imposing properties within the City and is without a doubt the centrepiece of the Royal Naval Hospital. The hospital was built in 1760 under the supervision of the famous Georgian architect Alexander Rowehead. 'Trafalgar' was designed as a hospital and was reputedly the first in the world to use small and individual wards. The vast and most importance of this institution may be gathered from the fact that from the 1st January 1800 to the 21<sup>st</sup> December 1815 no fewer than 48,452 seamen and marines were received into the hospital. The sundial is an astonishing feature of the building and was made by John Gilbert of London in about 1800. 'Trafalgar' is Grade II\* Listed and is adorned by granite Tuscan colonnades which is to this day an outstanding feature of the building.

'Trafalgar' is being converted into a series of beautifully appointed and luxurious apartments. The elegance of this stunning 18th century building continues through into the interiors, where the historic aspects have been emphasised through the careful and considered design combining the grandeur of a bygone age with modern style and finishes to make these properties truly outstanding. The superior specification includes engineered oak flooring in the open plan living areas and hallways, carpeting to the bedrooms, quality bathrooms with tiled flooring, Italian style fitted kitchen units, Henex moulded work surfaces and Smeg appliances which include oven, hob, cooker hood, fridge, freezer, dishwasher and washer dryer.

'Apartment 2' is located on the ground floor and enjoys views across Quadrangle Square. The accommodation comprises a spacious open plan sitting room, dining area and well appointed kitchen, a separate utility room, a luxury bathroom and a generous size bedroom with fitted wardrobes. There is an allocated parking space available for this apartment.

**LEASE INFORMATION:** We understand the apartment is held on Long Lease for a term of 999 years and subject to a ground rent of approximately £250 per annum and an annual service charge of approximately £1,495 to cover insurance, maintenance costs of communal areas and security. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

**Apartment 2**  
Approximate Gross Internal Floor Area  
78.22 sq m / 842 sq ft

For identification purposes only - not to scale.



The developer reserves the right to alter any part of the development, specification or floor layout at any time. For further information and reservation details please contact the agent.



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Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments etc, are specifically excluded. Items being left such as ovens, hobs, shower systems, central heating, etc, have not been tested by the agents. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.