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Floor Plans...

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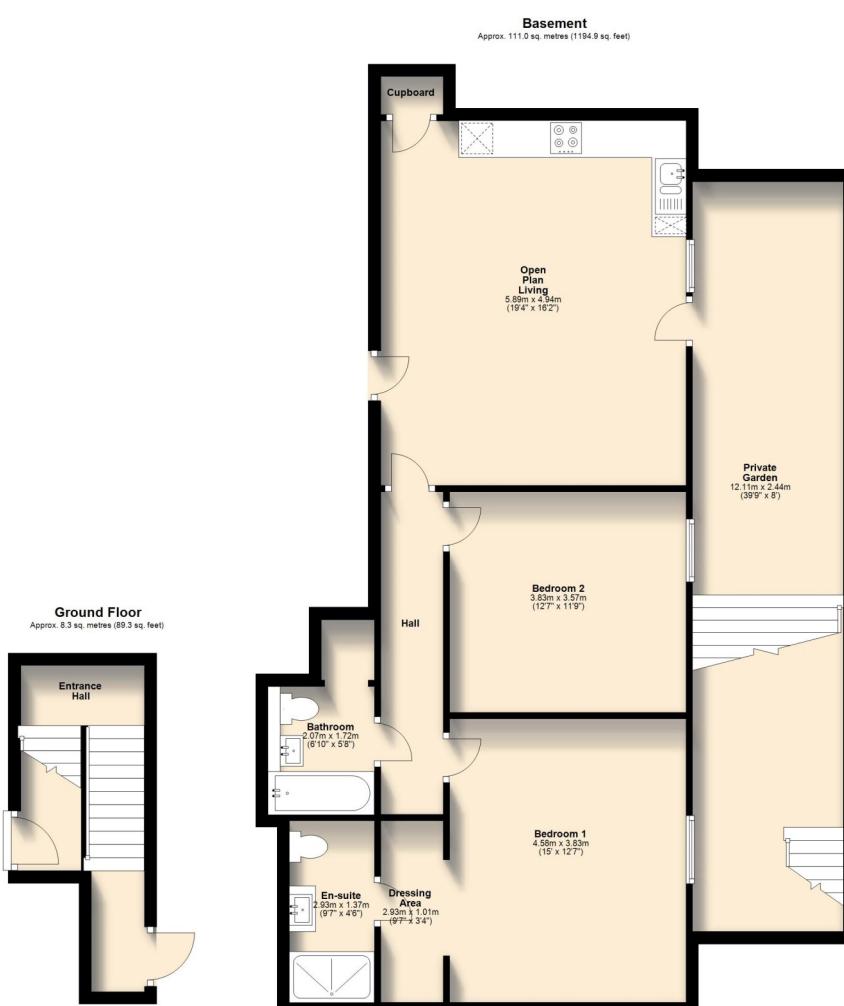
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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
12/A/26 5852

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



Draft Details – Not Approved & Subject To Change



Flat 10 Dudding Court, 8 Craige Drive, The Millfields, Plymouth, PL1 3GR

We feel you may buy this property because...

'Of the beautiful, historic location, spacious accommodation and having a private garden.'

£240,000

HISTORIC LOCATION
BEAUTIFUL APARTMENT
PRIVATE GARDEN
ALLOCATED PARKING
OPEN PLAN LIVING
TWO LARGE BEDROOMS
EN-SUITE & DRESSING AREA

Number of Bedrooms
Two Bedrooms

Property Construction
Solid Stone Walls

Heating System
Electric Heating

Water Meter
No

Parking
Allocated Parking Space

Outside Space
Private Courtyard Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,300
Home or Investment
Property: £14,300

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This beautifully presented basement flat is located within the historic Millfields development, with its prime central location and 24hr gated security. Internally the accommodation is approached via an attractive, communal colonnade with granite columns. Once inside, the apartment offers a beautiful, open plan living space which also incorporates a modern fitted kitchen with integrated appliances, there are two very large double bedrooms, a dressing area and en-suite to bedroom one, and a separate modern bathroom. Further benefits include a private garden area and access to the beautiful communal gardens of the Millfields. The property also enjoys electric central heating, double glazing, video entry phone, and an allocated parking space. Plymouth Homes advise an early viewing to fully appreciate the size and surroundings of this lovely, well-maintained property.

The Accommodation Comprises...

MAIN ENTRANCE

Entry is via a secure, communal main entrance which opens to the feature colonnade. The colonnade has feature granite pillars and gives access to the lovely communal gardens of the Millfields and the parking area for the property. From the colonnade a door and internal hallway access a private door to the ground floor of the property.

GROUND FLOOR

ENTRANCE HALL

With radiator, stairs descending to the basement level and door opening into the open plan living room.

BASEMENT

OPEN PLAN LIVING

5.89m (19'4") x 4.94m (16'2")

A beautiful, open plan living space incorporating the lounge, dining and kitchen areas. With double glazed window and door with fitted shutters and opening to the private garden, two radiators, wood effect laminate flooring, video entry phone and recessed ceiling spotlights. The kitchen area is fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, splashbacks, extractor fan, under-unit lighting, a range of integrated appliances to include fridge, freezer, dishwasher, fitted electric oven and four ring electric hob with cooker hood above, built in cupboard housing the wall mounted electric boiler and hot water cylinder both serving the heating system and domestic hot water, door into the hall.



HALL

With wood effect laminate flooring and doors to all rooms.

BEDROOM 2

3.83m (12'7") x 3.57m (11'9")

A lovely, large double bedroom with double glazed window to the side with fitted shutters, radiator.

BEDROOM 1

4.58m (15') x 3.83m (12'7")

Another large double bedroom with double glazed window to the side with fitted shutters, radiator, open plan into the dressing area.

DRESSING AREA

2.93m (9'7") x 1.01m (3'4")

With recess storage and door into the en-suite.

EN-SUITE

2.93m (9'7") x 1.37m (4'6")

Fitted with a three-piece modern suite comprising vanity wash hand basin with cupboard storage below, double shower enclosure with fitted rainfall shower above and separate hand shower attachment, low-level WC, tiled splashbacks, electric towel rail, extractor fan, shaver point, PIR controlled recessed ceiling spotlights.

BATHROOM

2.07m (6'10") x 1.72m (5'8")

Fitted with a three-piece modern suite comprising panelled bath with separate shower hand shower attachment, shower screen, wall mounted wash hand basin, low-level WC, tiled splashbacks, electric towel rail, extractor fan, shaver point, tiled flooring, storage recess.

OUTSIDE:

PRIVATE GARDEN

The property boasts a private garden area measuring **12.11m (39'9") x 2.44m (8')** and accessed from the open plan living area. The garden has tiered paved levels with steps rising and accessing the communal grounds of the Millfields.

COMMUNAL GROUNDS

'The Millfields' is set within the landscaped grounds on the former site of the Royal Naval Hospital. Built in 1762 the historic buildings were later converted in the 1990's for residential use. The grounds are surrounded by the original hospital wall which provides a secure gated environment for residents with 24hr security. Once inside, the estate also enjoys well maintained, open communal spaces.

PARKING

We're informed the property has one allocated parking space and visitors' spaces are also available within the estate.

LEASEHOLD

The term of the lease for this property is 250 years from 2019. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £249 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £3,349.22 per annum. This will be verified by the purchaser's legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

