

SCOTT
PARRY

— ASSOCIATES —

THE NILE, CRAIGIE DRIVE, THE MILLFIELDS, PLYMOUTH PL1 3FY

£140,000





PLYMOUTH CITY CENTRE 1.4 MILES, VICTORIA PARK 0.9 MILES, THE BARBICAN 2.1 MILES, EXETER 47 MILES

LOCATION

The property is located within short walking distance to Victoria Park as well as Mayflower and Millbay marinas. It is within easy reach of The Royal William Yard, Plymouth City Centre and access to the Ferry.

Plymouth's Barbican is only a short distance away, offering a selection of shops and restaurants as well many interesting visitor attractions, to include The Marine Aquarium and The National Maritime Museum.

Plymouth has a long and historic waterfront together with a mainline railway station (Plymouth to London Paddington 3 hours) and a ferry port with services to France and Northern Spain. International flights are available from Newquay (40 miles) and Exeter (55 miles).

DESCRIPTION

The Nile is situated within The Millfields, which has been subject to sympathetic redevelopment from the former Royal Naval Hospital, originally built in 1758–65 to a design by Alexander Rowehead.

The property would make a perfect 'lock up and leave' as the development benefits from 24 hour security with a single access via a permanently manned gate. There is also an entry phone system.

The main door takes you into an impressive communal entrance giving you access via the stairs or lift taking you to the second floor where the property is located.



The apartment itself comprises open plan living space with a fitted kitchen and elevated views to the rear. A handy storage cupboard houses the washing machine and combi boiler. The bedroom has fitted wardrobes and views to the rear. The bathroom incorporates a hand basin, W.C. and panelled bath with shower over.

There is gas central heating and wood effect flooring throughout.

OUTSIDE

Externally, there is use of the secure walled gardens and an allocated parking space.

EPC - C

TENURE

Leasehold

LEASE LENGTH

999 years from 2014

GROUND RENT

£250 per Annum

SERVICE CHARGE

£1785 per Annum

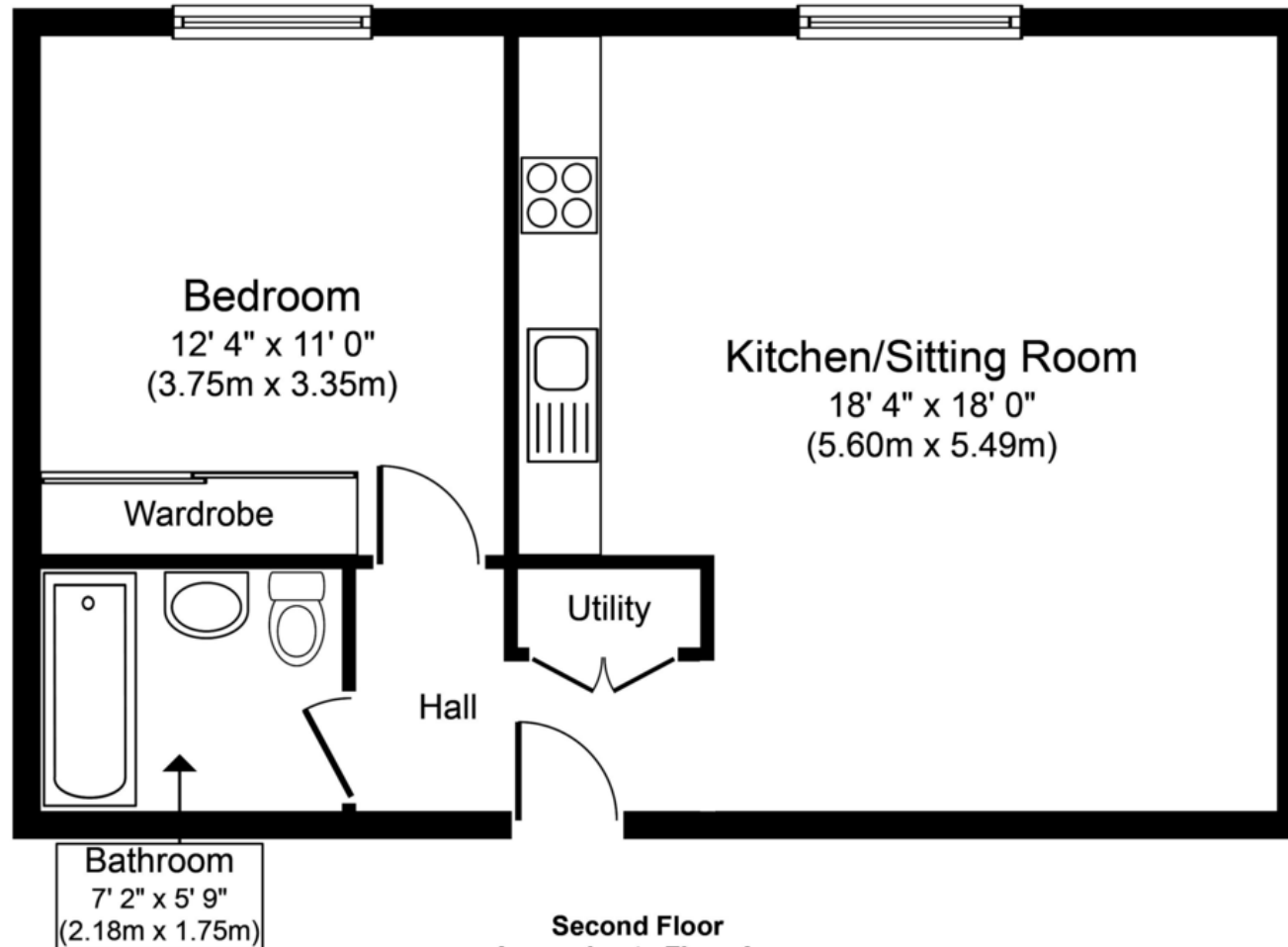
DIRECTIONS

Using Sat Nav PL1 3FY.









Second Floor
Approximate Floor Area
545 sq. ft.
(50.7 sq. m.)

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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