



# Falcon

01752 600444

## Apartment 1 Springfield Villas

Milehouse Road, Plymouth, PL3 4AF

Guide Price £200,000 - £210,000







## In Brief

### Spacious & Stylish Three-Bedroom Apartment in Period Building – Stoke Village

<b>Reception Rooms</b>	Large living room / dining room		
<b>Bedrooms</b>	3 Large double bedrooms one with ensuite		
<b>Heating</b>	Gas central heating	<b>Parking</b>	Secure allocated parking space. ( electric gates )
<b>Area</b>	1164 sq ft	<b>Council Tax</b>	C
<b>Tenure</b>	Leasehold		

## Description

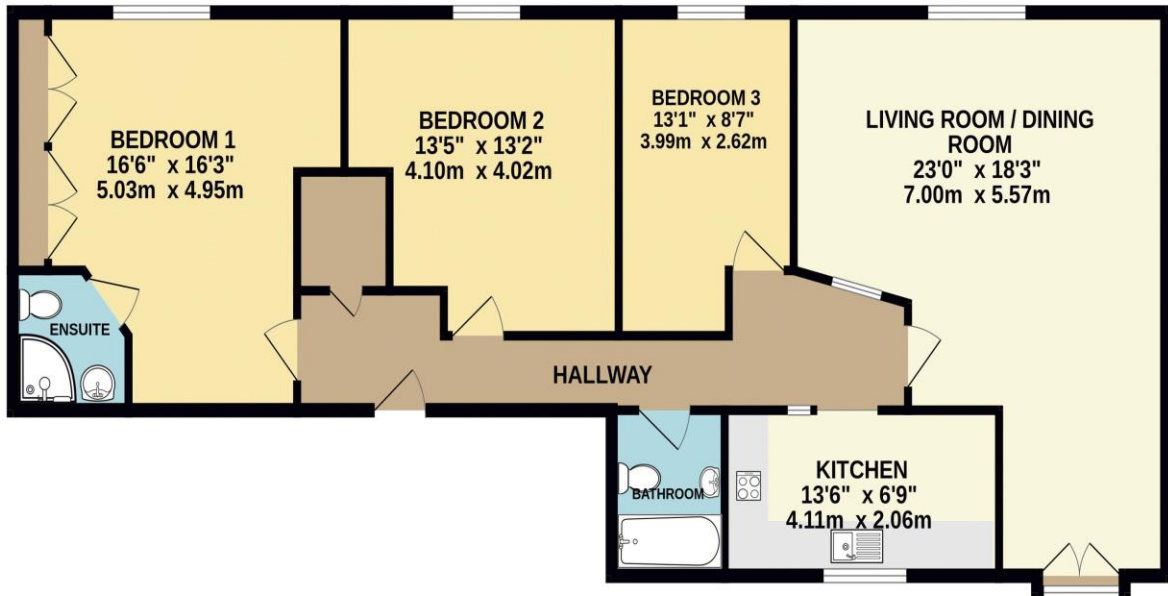
Set within an elegant period detached building, this exceptional first-floor apartment offers generous living space and a blend of classic character with modern comfort — all just a short stroll from the heart of Stoke Village. Boasting three well-proportioned double bedrooms, the property includes a primary bedroom with an ensuite shower room, offering both privacy and convenience. The kitchen is smartly designed with contemporary fitted units and integrated appliances, including a washing machine, oven, and hob. The living/dining room is a standout feature — impressively spacious, with a step up to a raised dining area and double doors opening to a Juliet balcony, where you can enjoy pleasant open views to the rear. The main bathroom is sleek and modern, featuring a clean white suite. The apartment is further enhanced by gas central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency. Converted to a high standard around 23 years ago, the building also offers secure gated parking to the rear with an allocated space and electrically operated gates — a real bonus in this sought-after location. Perfectly positioned, the property provides easy access to Central Park, the Life Centre, and Plymouth City Centre, making it ideal for professionals, families, or anyone seeking generous space in a convenient setting. This is a rare opportunity to secure a truly spacious and distinctive apartment — larger than many of its competitors, and packed with character and quality.

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## Floor Plans

### GROUND FLOOR 1104 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.  
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## Fixed Price Conveyancing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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