



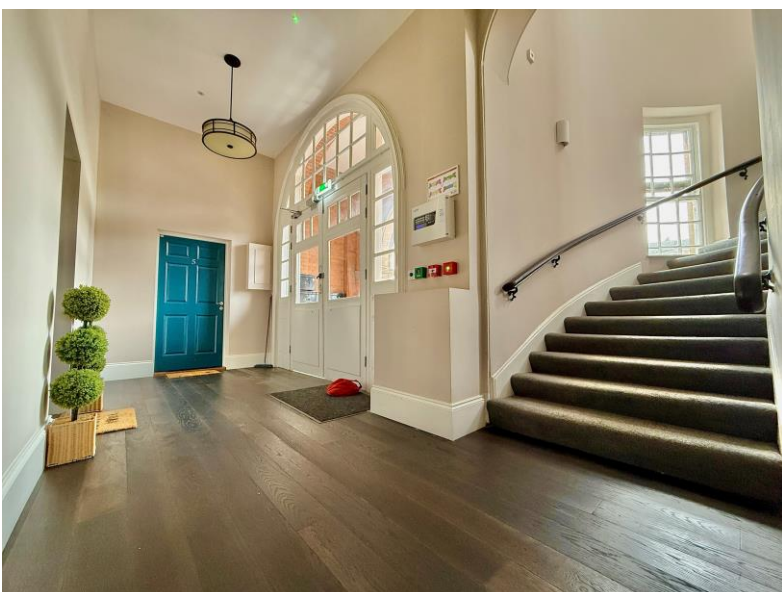
# Falcon

01752 600444

## Apartment 4, 15

Apsley Road, Plymouth, PL4 6AR

Guide Price £290,000 - £300,000





## In Brief

### Exquisite Interior 2 bedroom Ground floor apartment, but first floor to the rear!

**Reception Rooms** Open plan Kitchen - Dining - Living room

**Bedrooms** 2 - Bedroom Ensuite

**Heating** Gas central heating

**Parking** Allocated parking space

**Area** 781 SQFT

**Council Tax** C

**Tenure** Share of Freehold

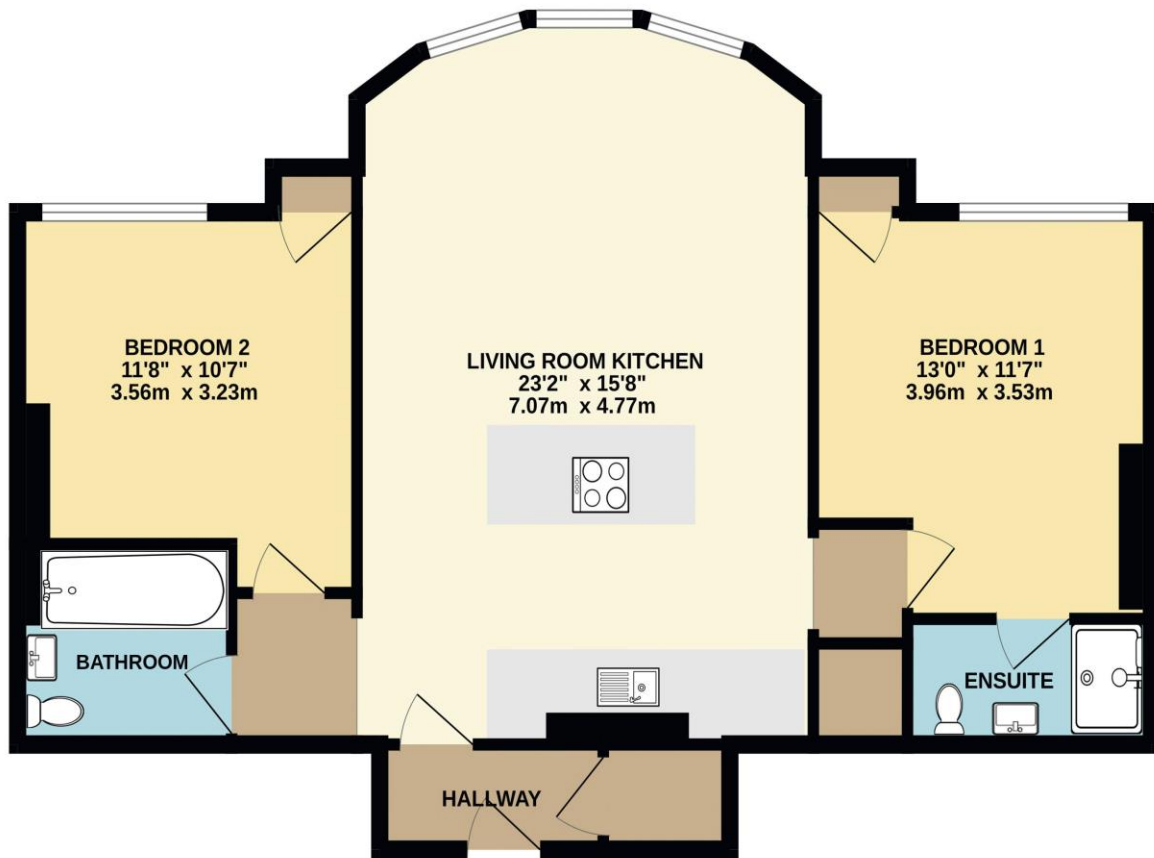
## Description

Falcon are delighted to bring to the market this well-appointed ground floor apartment, located within the iconic Royal Eye infirmary — a beautifully restored Grade II listed building steeped in history. Originally opened in 1901 as an Eye infirmary, the building has been thoughtfully and sympathetically converted into an exclusive development of just 12 unique apartments, blending historic character with modern contemporary living. This particular apartment offers spacious and well-designed accommodation throughout, with high-quality interior finishes and a modern specification. The property briefly comprises a generous open-plan kitchen, dining, and living area, creating a bright and sociable space ideal for modern lifestyles the sale also includes the newly fitted Shutters in the extensive windows framing the views. There are two well-proportioned bedrooms, with the principal bedroom benefiting from a stylish En-suite, alongside a contemporary family bathroom. Further benefits include: One allocated off-road parking space, Video door entry system, Communal gardens Architect's certificate with approximately five years remaining and Share of the Freehold. The Royal Eye Infirmary occupies attractive private grounds and enjoys a highly convenient central location. It is just a short distance from Mutley Plain, Plymouth Railway Station, Plymouth University, and Central Park, while Plymouth City Centre, The Hoe, and the historic Barbican are all within approximately two miles. Offering elegant and convenient city living within a truly distinctive historic building, this exceptional apartment must be viewed to be fully appreciated.

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GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

