



Luscombe Maye
Since 1873

15 Apsley Road, Plymouth, PL4 6AR

3 3 1



An outstanding three-bedroom apartment within the prestigious Royal Eye Infirmary, an exceptional Grade II listed landmark that has been meticulously restored to create one of Plymouth's most distinctive residential addresses.

Originally constructed in 1901 as the Royal Eye Infirmary, this remarkable building has been sympathetically transformed into an exclusive collection of just twelve individually designed residences. The conversion has been carefully executed to preserve the building's rich architectural heritage, while introducing the comfort, efficiency and sophistication expected of contemporary living.

This elegant penthouse apartment offers an impressive open-plan kitchen, dining and living space forming the heart of the home, providing a wonderful setting for both everyday living and entertaining. Expansive original windows flood the apartment with natural light, whilst expansive bi-fold doors open onto a private balcony, creating an exceptional space for al fresco dining and entertaining. A separate utility room and an adjoining store room, offer practicality without compromising the living space.

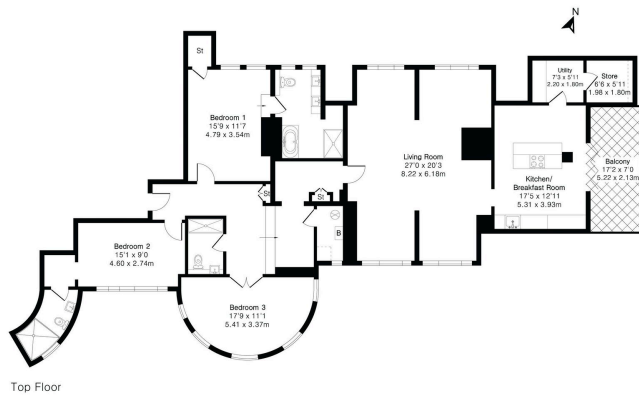
The principal bedroom enjoys the luxury of a beautifully appointed en-suite bathroom, while a stylish shower room serves bedroom two. The third bedroom offers excellent flexibility as a guest suite, home office or additional reception space, depending on individual requirements.

Further benefits include two allocated off-road parking spaces, a secure video entry system, beautifully maintained communal gardens, an Architect's Certificate with approximately five years remaining, and the added advantage of a share of the freehold.

Material Information To ensure legal compliance, we require our sellers to complete a Material Information Guide, along with the title document. If available, please scan the QR code or click the link <https://moverly.com/sale/RuMiCt3NhXeRnYcBrDF1pf/view> to access the additional online material information.



Approximate Gross Internal Area 1899 sq ft - 176 sq m

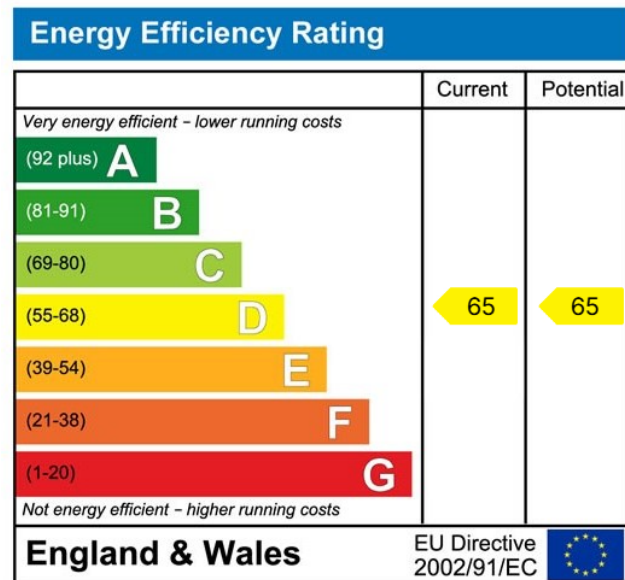


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



Use the QR code for further "Material Information" about this home

- Share of freehold with balance of 999 year lease.
- Impressive open-plan kitchen, dining space
- Three bedrooms
- Private balcony
- Communal gardens
- Stylish penthouse apartment
- High-quality finishes
- Ensuite bathroom & shower room
- Two private parking spaces



Yealmpton:
 The Old Bakery, Market Street, Yealmpton PL8 2EA
 01752 880044
yealmpton@luscombemaye.com
www.luscombemaye.com