BREWHOUSE, ROYAL WILLIAM YARD
PLYMOUTH, PL1 3QQ
“Giving stunning waterside views, this is the perfect spot to escape City life and enjoy one of Plymouth best areas. This apartment is a perfect lock up and leave, or a perfect addition for someone looking to add to their growing property portfolio.”

Luke Boon, Branch Manager
An exquisite, first floor apartment located in The Brewhouse with beautiful views over the water and towards Cornwall. Filled to the brim with numerous character features, this one bedroom apartment has an open plan reception area, family bathroom and utility room. Offered to the market with no onward chain. Holiday Lets Permitted.

- One Double Bedroom
- First Floor Purpose Built Apartment
- Grade I Listed
- Open Plan Living Space
- Water Views Down the River Tamar & Over Richmond Marina
- Floor To Ceiling Juliette Balconies
- Three Piece Bathroom
- Water Views From Bedroom & Open Plan Living Space
- No Onward Chain
- Right To Park
- Holiday Lets Permitted

Torpoint 2.5 Miles
Plymouth City Centre 1.6 Miles
Exeter 47.1 Miles
Plymouth Railway Station 1.8 Miles
Exeter Airport 50.7 Miles
SUMMARY

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LOCATION

The Royal William Yard is the most exciting mixed-use development in Plymouth, situated on a 15-acre site with dramatic views across the water and Cornwall. Superbly located, the Royal William Yard provides a breathtaking place in which to live and boasts an array of eating and drinking experiences, along with a hairdressers and art gallery together with the monthly food festival and seasonal local events. Further Plans include a new boutique cinema and more eateries.
THE PROPERTY

Located on the first floor, you enter the property via a solid wood door into the hallway. The hallway gives access to the main principal reception room, the double bedroom, utility room and family bathroom.

The main open plan living space has a Juliette balcony with floor to ceiling doors overlooking the Marina and giving views across to Cornwall and down the River Tamar. There is a wood effect flooring, plus space for a large range of furniture and ample storage. At the rear of the room, there is a fitted kitchen and a glass room divider. There is a range of wall and base mounted units, complete with a stainless steel work top surface and a glass splashback. There is a ceramic inset hob and a one and a half bowl, stainless steel sink drainer inset into the worktop. The kitchen also benefits from having an undercounted fridge & freezer and a dishwasher.

The master bedroom gives fabulous views over the water and towards Cornwall and benefits from a floor to ceiling Juliette Balcony. The bedroom has three large built in wardrobes. The family bathroom has a panelled bath with a shower overhead, low level w/c and a hand wash basin. The utility room houses the heat exchanger unit and a washing machine. There is ample storage for shoes and coats.

A roof terrace can be accessed via the bathroom.

TENURE & SERVICES

Tenure – Leasehold
Lease length – 111 years.
Service Charge - £178.33 per month.
Services - Mains water, electricity, drainage and broadband.
EPC - Exempt

Price - £200,000 Offers in excess of.

Viewing - Viewing of this property can be arranged through Atwell Martin and is strictly by appointment only.
Whilst every attempt has been made to ensure the accuracy of the floor plan(s) contained here, measurements or 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Meet the Sales Team

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