

Price £250,000 Leasehold



FLAT 23, CLARENCE, 10 ROYAL WILLIAM YARD, STONEHOUSE, PLYMOUTH, PL1 3PA

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed, first floor luxury apartment in the Clarence building in the Royal William Yard. The grade 1 listed Royal William Yard is the jewel in Plymouth's crown having been immaculately converted into a selection of luxury apartments, boutique shops, luxury restaurants and a small marina. Apartment 23 is found in the Clarence building to the first floor and there are electronic double doors with an intercom with steps leading up to the first floor landing. A large oak front door leads into the apartment with beautiful original stripped oak floorboards, heating system and plumbing for a washing machine.

Opening through into a spacious lounge/dining room with wooden flooring and double doors opening onto the balcony with space for a small table and chairs and has an outstanding view of the River Tamar with a westerly aspect. In the kitchen, there is a fridge freezer, cooker, hob and glass splash back.

The double bedroom has a window over looking the water, built in wardrobe and wooden flooring. The bathroom is fitted with a matching 3 piece suite comprising a panel enclosed bath with a shower unit over, attractive tiled splash backs, low level WC, pedestal wash hand basin and a tiled floor.

This property has an allocated parking space. This property is held of a leasehold basis with 102 years remaining and a ground rent /service charge of £659.81 per quarter. The parking space charge is £755 per annum.

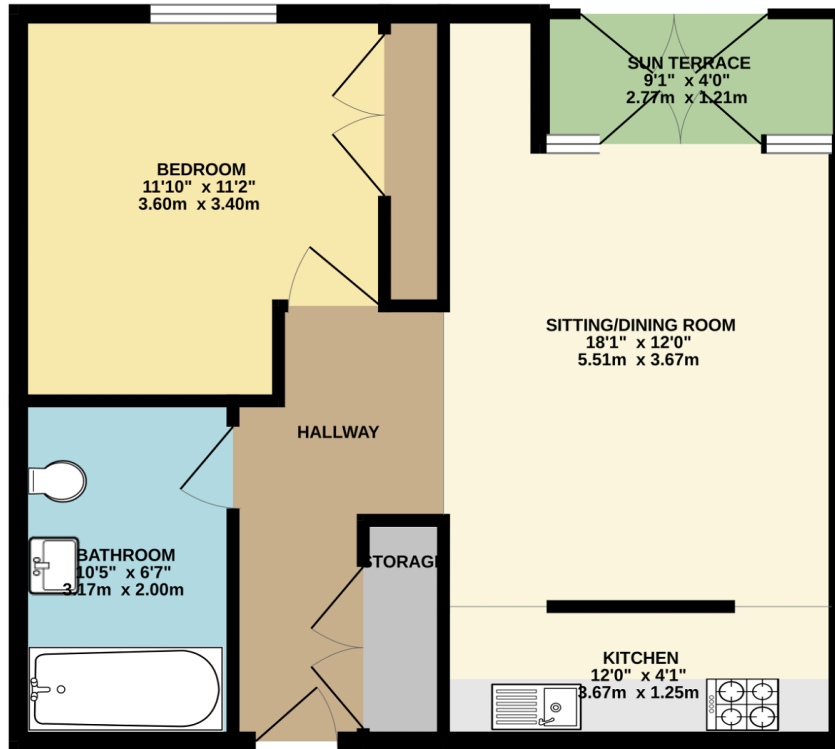
ROYAL WILLIAM YARD

Royal William Yard is an outstanding waterfront development occupying a prime, conveniently located position on the Stonehouse Peninsula, having easy access to Plymouth City Centre, the historic Barbican, The Hoe and a variety of marinas, there are magnificent water views, taking in the ever-changing estuary, Mayflower Marina, Cremyll, Stonehouse Peninsula and Plymouth Sound.

Originally built in the early 1800's for use by the Royal Navy it has a stunning collection of Grade I and II listed buildings set within a 15 acre site and we have an elaborate clock tower, designed by the same clockmaker responsible for the first design for Big Ben. The development comes alive with a superb range of restaurants and bars as well as an art gallery, hairdressers, a boutique and many more businesses. The Royal William Yard also hosts a monthly market with a wide range of companies selling their product and the occasional live entertainment for the kids.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band ' C ' for council tax purposes and the amount payable for the year 2024/2025 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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