

Price £220,000



55, BREWHOUSE, ROYAL WILLIAM YARD, PLYMOUTH, PL1 3QQ

FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed top floor apartment in a highly desirable, Grade I Listed Brewhouse building in the heart of the Royal William Yard development. The property is beautifully appointed with a communal access with a large atrium entrance with a lift and stairs to the second floor. A private front door leads straight into the apartment with oak flooring, inset spotlights, a large built in storage cupboard with hanging and a wall mounted intercom phone. A door leads to the cloakroom, which has tiled flooring, a floating WC with a hidden system, wash hand basin, tiled splash backs, inset mirror and plumbing for a washing machine and a wall mounted heat control unit.

Opening through from the hallway, it opens straight into the living area with a beautiful, vaulted ceiling, skylights and exposed A frame, exposed wall and an opening eyelid window overlooking the communal courtyard and oak flooring.

The kitchen is fitted with a matching range of base and eye level storage cupboards with stainless steel work surfaces with a twin sink unit, electric oven, four burner electric hob, built in fridge and built in freezer, glass splashbacks and extractor fan, inset spotlights and an oak staircase with obscure glass panel and kick lights leading to the first floor; a beautiful mezzanine bedroom with an exposed A frame oak flooring and windows to front elevation, built in wardrobe. The shower room has tiled floor, a floating sink with mixer tap, chrome towel rail, an oversized shower cubicle with unit and folding glass screen.

The property has parking for one vehicle.

The property is held on a leasehold basis with XXX years remaining on the lease, a service charge of £777.40 per quarter and a parking charge of £956.56 per annum.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTC and FTTP.

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. 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.

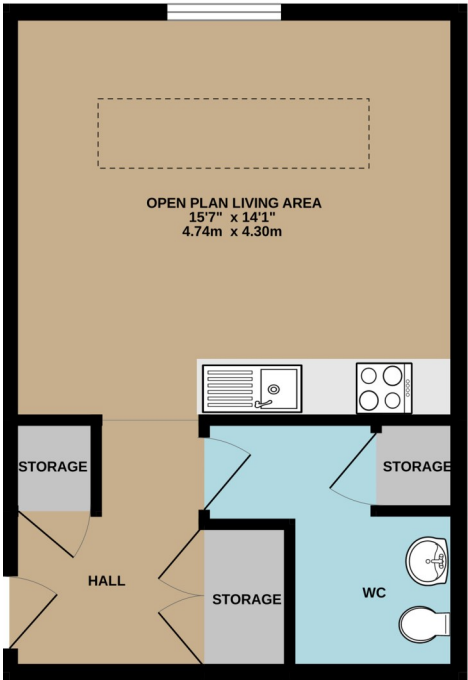
PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

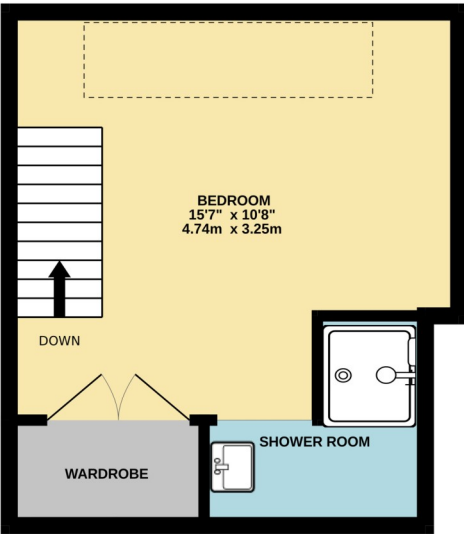


FLOOR PLAN

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.8 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, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand for council tax purposes and the amount payable for the year 2025/2026 is £3,100 by internet enquiry with Plymouth City Council Business Rates). 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 2025.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



View from the
apartment,
not
from the water edge,

