



Flat 43 Mills Bakery, 4 Royal William Yard, Stonehouse, Plymouth, PL1 3GD



Price £199,950

Mills Bakery' is located within the historic Grade I listed Royal William Yard, conveniently positioned on the Stonehouse Peninsula, with easy access to Plymouth City Centre, the historic Hoe and a variety of marinas.

The development boasts an array of restaurants and bars as well as an art gallery, hairdressers, a boutique and much more. 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 whole family to enjoy. Converted by award winning developers Urban Splash in 2009, 'Mills Bakery' is an iconic building within the development and features a selection of 1, 2, and 3 bedroom homes. There is an impressive entrance foyer with triple height atrium featuring exposed beams and columns plus lift offering access to all floors.

This attractive and beautifully presented duplex Apartment is located on the 2nd floor. The apartment comprises: Open plan living/dining/kitchen. The kitchen area benefits under counter fridge and dishwasher and there is access to a pantry cupboard. A shower room with shower, Hand basin, WC and heated towel rail. Stairs rise to the first floor where there is a mezzanine level bedroom with skylights fitted with blinds allowing plenty of light.

Lang Town and Country would highly encourage an internal inspection of this most charming and beautifully presented apartment to not only appreciate the apartment itself, but everything the Royal William Yard has to offer.

Lease information: We understand the apartment is held on Lease with 101 years remaining and subject to an annual service charge of approximately £3,100 and an annual ground rent of approximately £234. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

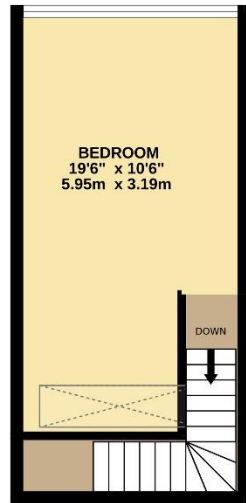
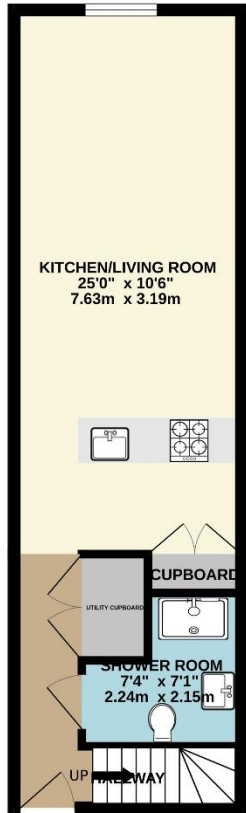


To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

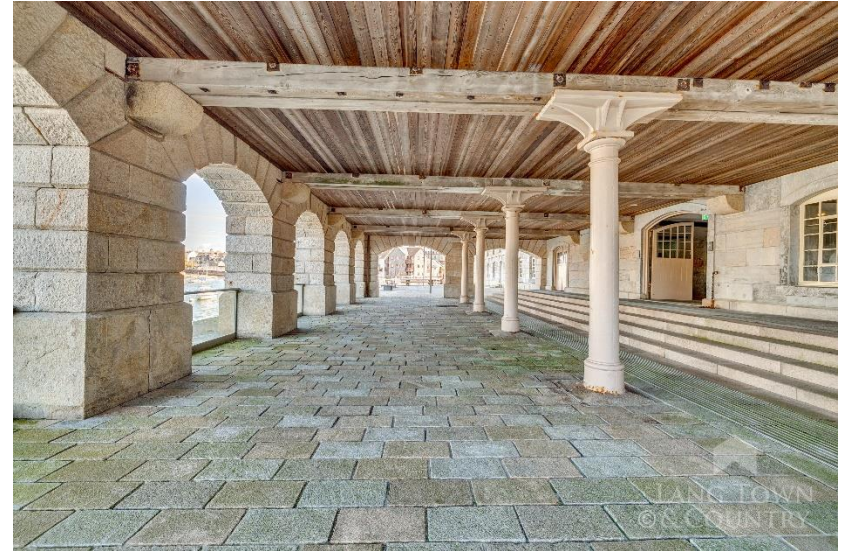
1ST FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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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