



Flat 5 The Brewhouse, 8 Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3QQ



Price £265,000



Located within "The Brewhouse" in the historic Grade 1* listed Royal William Yard development and originally constructed in 1824 under the supervision of the famous architect and engineer Sir John Rennie, the Royal William Yard is a stunning conversion of limestone and granite buildings occupying a stunning waterside location. The apartment is conveniently located to take full advantage of the array of bars and of independent restaurants and an exclusive boutique cinema within the development. Plymouth Hoe and the City Centre are also within easy access. This beautifully presented ground floor apartment is one of a limited number of one-bedroom apartments within the building that offers spectacular, uninterrupted views across the water towards East Cornwall and Mount Edgumbe and across The River Tamar.

Designed to maximize natural light and showcase the stunning surroundings, this home provides a peaceful and picturesque setting. Upon entering, you are welcomed by a spacious hallway with a convenient deep utility cupboard.

The open-plan living area is flooded with light, thanks to the generous floor-to-ceiling French doors and small terrace, that frame the captivating water views. A stylish glass partition separates the kitchen, which can easily be removed to create a fully open plan design. The kitchen features a range of fitted units, an electric hob and oven, sink, and ample counter space, making it both functional and inviting.

The generously sized double bedroom benefits from built-in wardrobes which provide excellent storage solutions, maintaining the room's clean and uncluttered feel. The modern bathroom is fitted with a shower over the bath, a wash hand basin, a heated towel rail, and a WC, offering a contemporary and comfortable space. There is a very useful Mezzanine Level currently set up as a second bedroom area.

Allocated parking is available via a permit system and chargeable at £239 per 3 months.

This waterfront apartment is perfect for those seeking a serene and stylish home with exceptional views or a fantastic investment as it has been for the past few years, generating a healthy income via serviced accommodation each year. Don't miss the opportunity to wake up to one of the most beautiful outlooks in the area.

Lease Information: We understand the apartment is held on Lease with 100 years remaining and subject to a service charge of approximately £2898.24 per year from April 25' but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



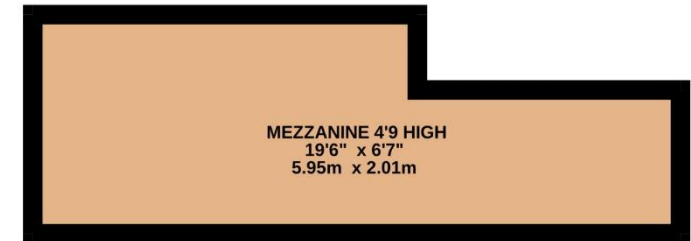
To view this property call Lang Town & Country Estate Agents on **01752 200909**



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
111 sq.ft. (10.3 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (55.0 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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