



Flat 28, Clarence, 10, Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3PA

£330,000



This beautiful duplex apartment is in the Clarence building at Royal William Yard, recognised as one of Plymouth's finest waterfront locations. There are breath-taking views across the River Tamar to Mount Edgcumbe, as well as west over the Hamoaze and to Cornwall.

The Clarence building has stunning common areas and apartments designed by award-winning architects Ferguson Mann, sensitively incorporating many original features including exposed beams, fine wooden floorboards, iron pillars and granite/limestone walls. On entering the building, part of a broad quayside catches your eye and an impressive atrium rises up to skylights that flood the space with light.

The apartment is located on the 1st and 2nd floors. It is full of character, with an open-plan style of living. On the first floor, the entrance area leads to a bedroom/study with a tall original window that looks across to the impressive Brewhouse building. There is a large utility/storage cupboard housing boiler and washing machine as well as a WC. A simply crafted staircase leads to the expansive second floor which runs the entire width of the building. At one end is a generous sized bedroom with built-in wardrobes and views across the Yard, as well as a cleverly designed bathroom. The central kitchen/dining area forms the heart of the apartment with integrated appliances including a hob/oven and under-counter fridge and freezer. The adjoining living area feels generous and has wonderful views to the west. The dramatic roof make this space light and bright during the day and dramatic at night. From the windows, sunset is fantastic. Boats, ferries and shipping provide a constantly changing outlook.

Royal William Yard is a multi-award winning Grade I listed development by Urban Splash. The former naval victualing Yard designed by engineer/architect John Rennie, is recognised as an architectural gem and a significant British maritime landmark. On site, there is a range of bars, cafes and restaurants, as well as a gym, independent shops and paddle-boarding centre. There is a monthly market and a programme of events and exhibitions throughout the year.

Just a minute from the apartment, a striking modern staircase (part of the Southwest Coast path) leads to Devils Point and Firestone Bay with spectacular views across Plymouth Sound – Britain's first National Marine Park. Passenger ferries leave the Yard's marina for Plymouth Barbican, (also Cawsand and Saltash in the summer months) and the Cremyll ferry to Mount Edgcumbe is just a short walk from the site. The nearby cross-channel ferry port at Millay runs services to France and Spain (Roscoff and Santander) and Plymouth station is a short distance away for regular services to London and Cornwall.

This is an opportunity to purchase a superb home in a vibrant waterside location close to everything that Plymouth has to offer. The city has a thriving art scene, many shops, cafes and restaurants as well as a lively West End with a market and independent international food outlets. Beautiful Dartmoor, Cornwall and the South Hams are all within easy reach. The property also offers a superb investment or rental opportunity.

Agents Note: We are advised that the apartment comes with the use of a parking space of which there is a charge of £956 per year but suggest formal verification from your solicitor for confirmation.

Lease Information

We understand the apartment is held on Lease with 100 years remaining and subject to a service charge of approximately £1295 a quarter but this is subject to change and an annual ground rent of approximately £395. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



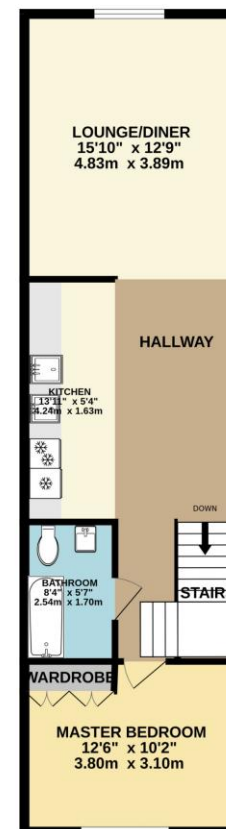
To view this property call Lang Town & Country Estate Agents on **01752 200909**.



1ST FLOOR



2ND FLOOR



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