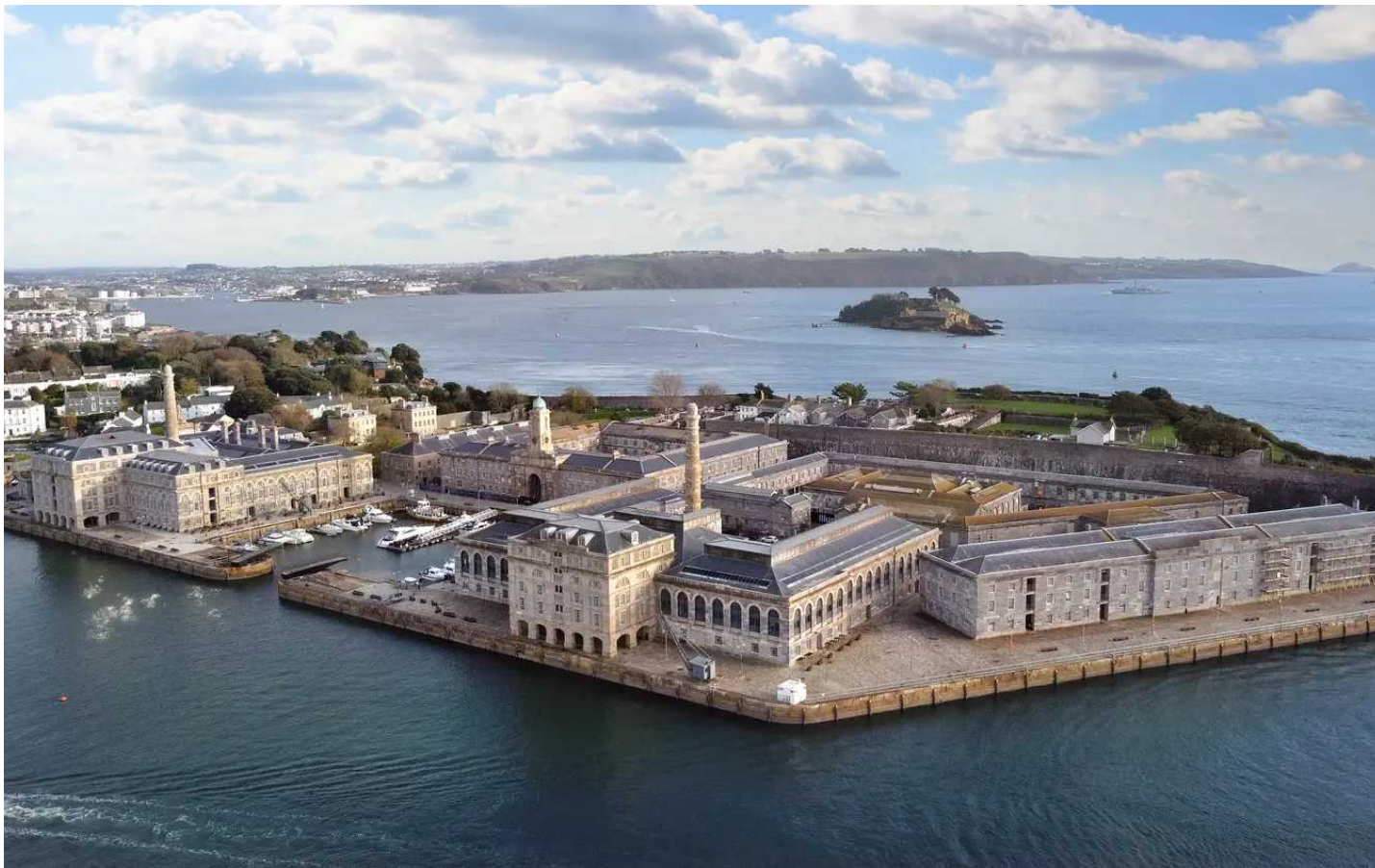




Brewhouse, 8 Royal William Yard, Plymouth, PL1 3QQ

£415,000 LEASEHOLD





Brewhouse

8 Royal William Yard, Plymouth, PL1 3QQ

Exquisite duplex apartment, located in the Brewhouse with fabulous views over Mayflower Marina, large open plan living space, superb main bedrooms suite, guest bedroom & two bathrooms. Viewing highly advised.

Council Tax band: G

Tenure: Leasehold

- Superb Two Double Bedroom Duplex Apartment
- Grade I Listed Development
- Two Large Double Bedrooms
- Two Bathrooms
- Large Open Plan Living Space
- Far Reaching Views Over Mayflower Marina
- Kitchen Area & Utility Cupboard
- Lift Access & Access to Parking
- Holiday Letting Permitted



Brewhouse

8 Royal William Yard, Plymouth, PL1 3QQ

Welcome to your new home – a truly remarkable and unique duplex apartment that caters to both professional couples and investors. Set within a Grade I Listed Development, this superb two double bedroom duplex apartment comes equipped with all of the modern amenities that you would expect from a property of this calibre.

The apartment's high-end finishes and expansive layout provide ample space for the occupant to spread out and live comfortably. The large open plan living space is perfect for quality time with loved ones, and the kitchen area is expertly designed with stainless steel work surfaces and an additional utility cupboard that provides plenty of storage space. The main bedroom suite is spacious and comes with its own private bathroom, while the second bedroom is perfect for a study or for a guests, who need their own space.

Investors will appreciate the flexibility that comes with this property, as it is approved for holiday lettings. As a potential revenue stream, it's location in the heart of Plymouth with the added bonus of far-reaching views over Mayflower Marina, provides a recipe for success.

The communal areas of the development are well-maintained to ensure a pleasant living experience for residents.

This is truly an opportunity you won't want to miss – contact us today to schedule a viewing and make this stunning apartment your new home or investment.





Allocated Parking

1 Parking Space

Tenure & Services

Tenure: Leasehold

Lease Length: 103 Years

Service charge: £5757

Ground rent: £250

EPC: Exempt

Council Tax band: G





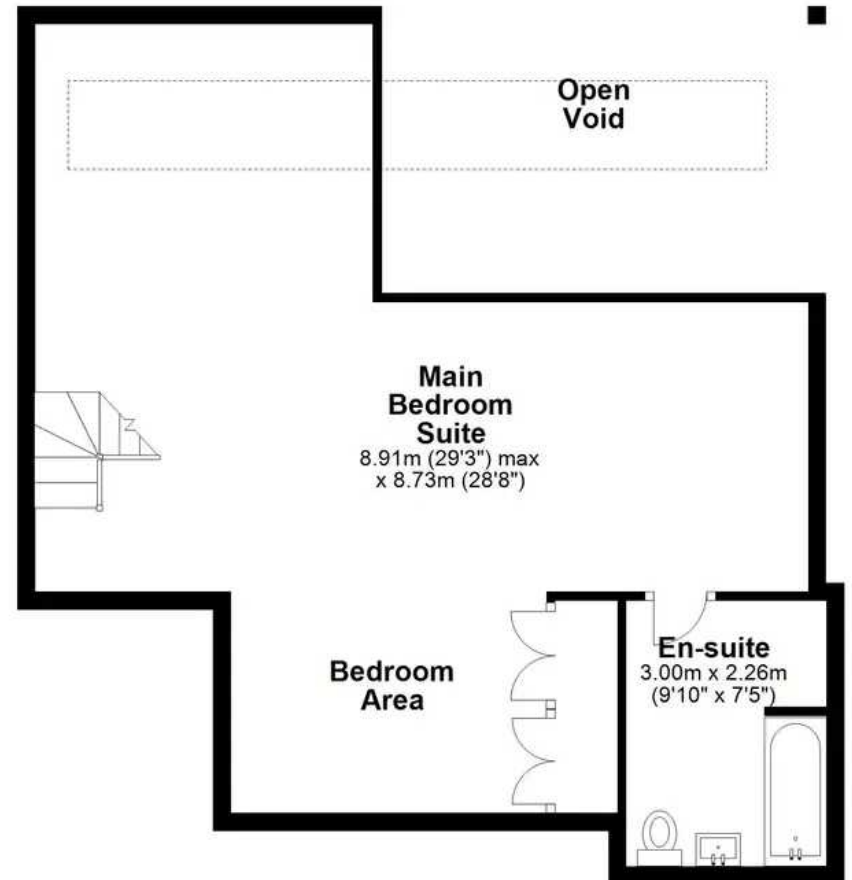
Second Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



Mezzanine

Approx. 74.2 sq. metres (798.7 sq. feet)



Total area: approx. 150.3 sq. metres (1617.7 sq. feet)
Brewhouse, Royal William Yard, Plymouth



Atwell Martin

Atwell Martin, 65 Southside Street – PL1 2LA

01752 202121

plymouthsales@atwell-martin.co.uk

plymouth.atwellmartin.co.uk/

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