



Clarence, Royal William Yard, Plymouth, PL1 3PA

£220,000 LEASEHOLD





## Clarence

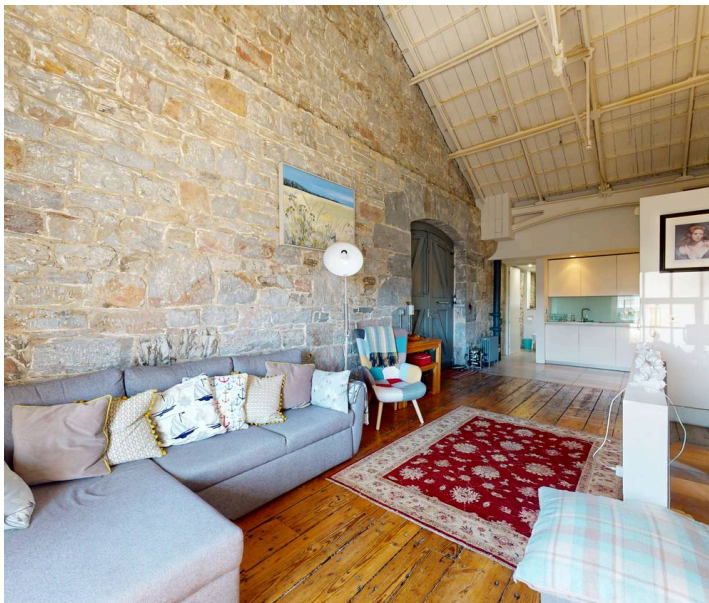
Royal William Yard, Plymouth, PL1 3PA

Charming second-floor apartment with open-plan living room & kitchen, original features, & abundant natural light. Bedroom with built-in wardrobes. Communal entrance with secure glass door. Close to amenities.

Council Tax band: C

Tenure: Leasehold

- MODERN FITTED KITCHEN
- GOOD SIZE LIVING AREA
- LOTS OF CHARACTER
- MODERN BATHROOM SUITE
- DOUBLE BEDROOM
- SOUGHT AFTER LOCATION
- SOLD WITH NO CHAIN
- DUPLEX APARTMENT
- HIGH VAULTED CEILINGS





## SUMMARY

This characterful reverse level duplex apartment is offered with no onward chain. Situated in the much sought after Royal William Yard the apartment offers an open plan living area, kitchen and bathroom to the first floor whilst there is a good size double bedroom with fitted wardrobes to the lower floor.

## DESCRIPTION

Entry to the building is via a secure glass door leading to the entrance lobby. Stairs give access to the second floor where you will find the entrance to the apartment. Entrance through double doors leads to the open plan living room and kitchen. The living room has a window with window seat looking down through the yard and has original floorboards, feature stone and red brick walls. The Kitchen offers base and wall mounted units with integrated fridge, freezer and oven with electric hob over. There is a utility cupboard which houses the boiler and a washing machine. The bathroom has a suite comprising a panel bath with shower over, tiled splash backs, W/C, vanity wash hand basin and heated towel rail. Stairs lead down to the bedroom which has feature stone and brick walls, original floorboards, built-in floor to ceiling wardrobes, a storage cupboard and a door leading to the first floor communal hallway.

## TENURE & SERVICES

**Tenure:** Leasehold

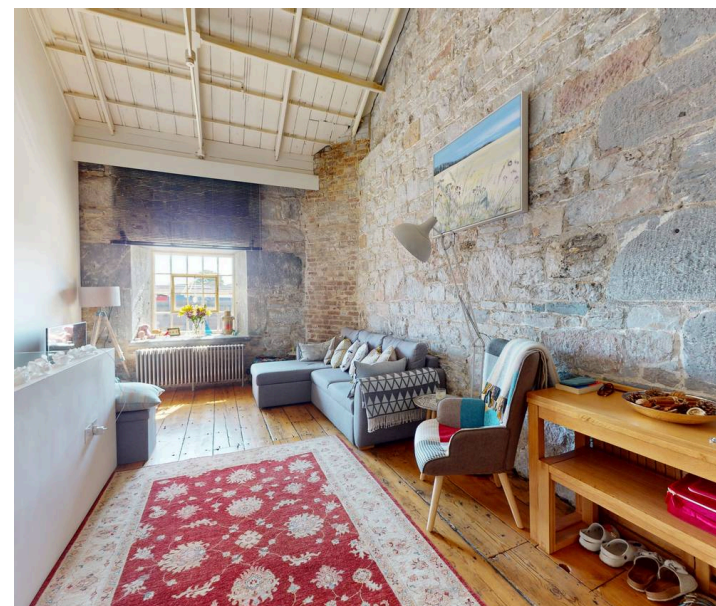
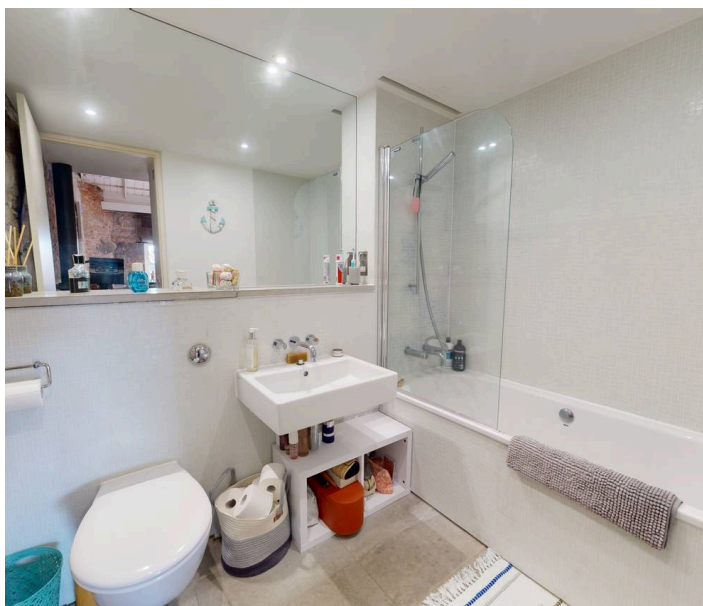
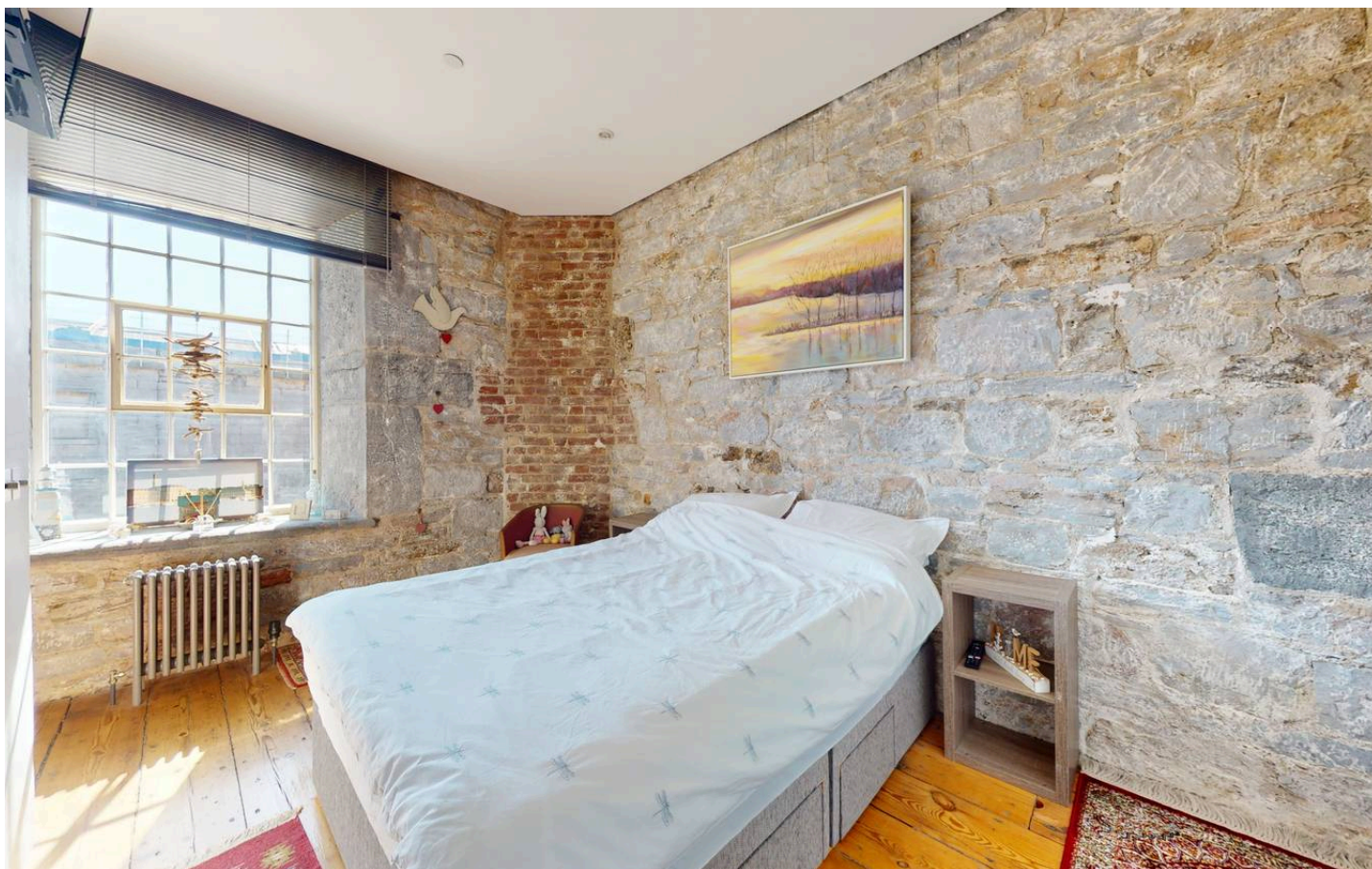
**Lease Length:** 992 years remaining

**Service Charge:** £2332.23 per annum

**Ground Rent:** £0

**EPC:** C

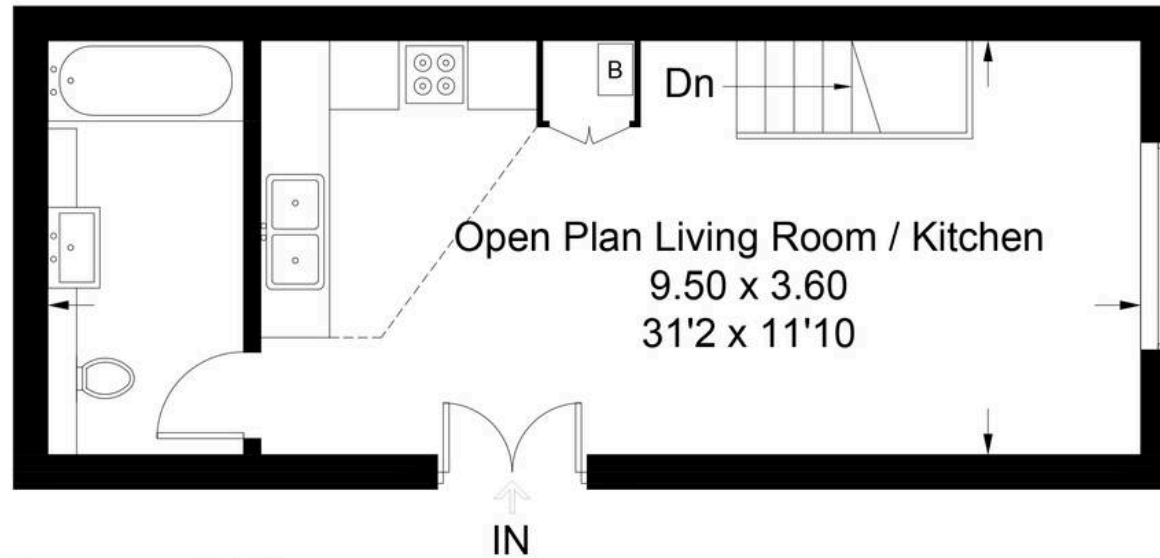
**Council Tax:** C



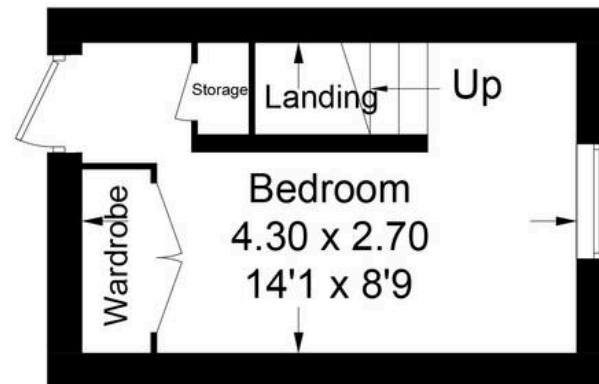
# 48 Clarence



Approximate Gross Internal Area = 60.0 sq m / 646 sq ft



## Second Floor



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID425754)





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