



MILLS BAKERY, ROYAL WILLIAM YARD

PLYMOUTH, PL1 3GD

**ATWELL
MARTIN**
ESTATE AGENTS

“This magnificent penthouse has triple aspect south and westerly facing views over Firestone Bay, out to Drakes Island and Plymouth Sound, across the River Tamar and across Mayflower Marina.”

Luke Boon, Branch Manager





Mills Bakery, Royal William Yard, PL1 3GFD

Luxurious Penthouse Apartment with sensational living space and private roof terrace. Oozing character throughout and finished to a sensational standard, this three double bedroom apartment offers breath taking southerly & westerly views, a beautiful kitchen area, en-suite shower room and family bathroom.

- Penthouse Apartment
- Three Double Bedroom
- Sensational Open Plan Living Space
- Magnificent Private Roof Terrace
- Triple Aspect Views
- No Onward Chain
- Entrance Hallway & Utility Room
- Luxurious Four Piece Family Bathroom
- Oozing with Character Throughout
- 2939 Sq Ft.

Torpoint	2.6 Miles
Plymouth City Centre	1.7 Mile
Truro	57.2 Miles
Exeter	45.3 Miles
Plymouth Railway Station	1.9 Miles
Exeter Airport	49.7 Miles

LOCATION

The Royal William Yard is the most exciting mixed-use development in Plymouth, situated on a 15-acre site with dramatic views across the water and Cornwall. Superbly located, the Royal William Yard provides a breathtaking place in which to live and boasts an array of eating and drinking experiences, along with a hairdressers and art gallery together with the monthly food festival and seasonal local events. Further plans include a new boutique cinema and more eateries.

DESCRIPTION

Located on the fifth floor, you enter the penthouse into a large entrance hall. The entrance hall leads through to a large utility room and has stairs that lead up into the beautiful open plan living space. The utility room houses the washing machine, has a run of base mounted units and ample storage space. The stairs have a wonderful glass balustrade, which creates the standard of a period property with an exquisite modern twist.

Upstairs, the stairs open into a fantastic open plan living space with access to the private roof terrace. The open plan living space has an abundance of period features throughout and gives sensational views over the water and across the surrounding area. The room has been cleverly split and designed to create different zones, but still in keeping the desirable open plan living space.







The kitchen area is beautifully finished, with a modern and bespoke breakfast bar being the main attraction. The breakfast bar has a stainless steel sink drained unit with fashionable mixer tap over, plus a four ring induction hob with extraction hood over. The kitchen oozes quality and has an integral oven, warming drawer and combi microwave. There is space for stool seating over the marble work surface, plus an integral wine fridge to finish. In addition to the breakfast bar, there is an additional run of wall and base mounted units, plus space for an American fridge/freezer unit.

The bedrooms and family bathroom are accessed via a hallway. The master bedroom is located at the rear of the apartment and offers staggering, uninterrupted views out over Plymouth Sound and Drakes Island. The room is large and offers dual aspect views and is full of period features.

Bedroom two is a wonderful size and gives access to a wonderfully presented en-suite shower room and opens out onto the roof terrace. The en-suite shower room has a double walk in shower, plus a low level w/c and large square hand wash basin. The en-suite has a tiled floor plus a heated towel rail and tiled splash backs to finish. Bedroom three is a good size double which is full of character and has a beautiful view on offer from the westerly facing window.

Finally, the family bathroom is a real luxurious feel, with a real sense of quality throughout. The bathroom has a stand-alone bath with a separate double walk in shower. There is a low level w/c and a large square hand wash basin and a heated towel rail to finish. The bathroom has an abundance of character, with a tiled floor and a westerly facing window which gives the ultimate backdrop of the Cornish countryside and River Tamar.

OUTSIDE

Externally, the property has a large decked roof terrace which is accessed via the open plan living space and second bedroom. The roof terrace has three sets of patio doors and is a real sun trap. There is space for a range of garden furniture and even a hot tub.

TENURE & SERVICES

Tenure - Leasehold
Lease Length - 125 Years from 2006
Service Charge & Ground Rent - £7547.39 & £305.00
EPC - Exempt Grade I Listed
Council Tax Band - F

PRICE - £630,000

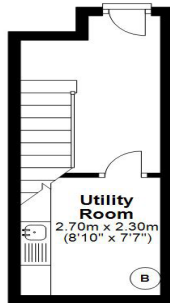


“The unique roof terrace fills the room with natural light and brings the outdoors inside. With access from open plan living space, the kitchen area and from the second bedroom. In my opinion, this is one of the best penthouse apartments in Plymouth.”

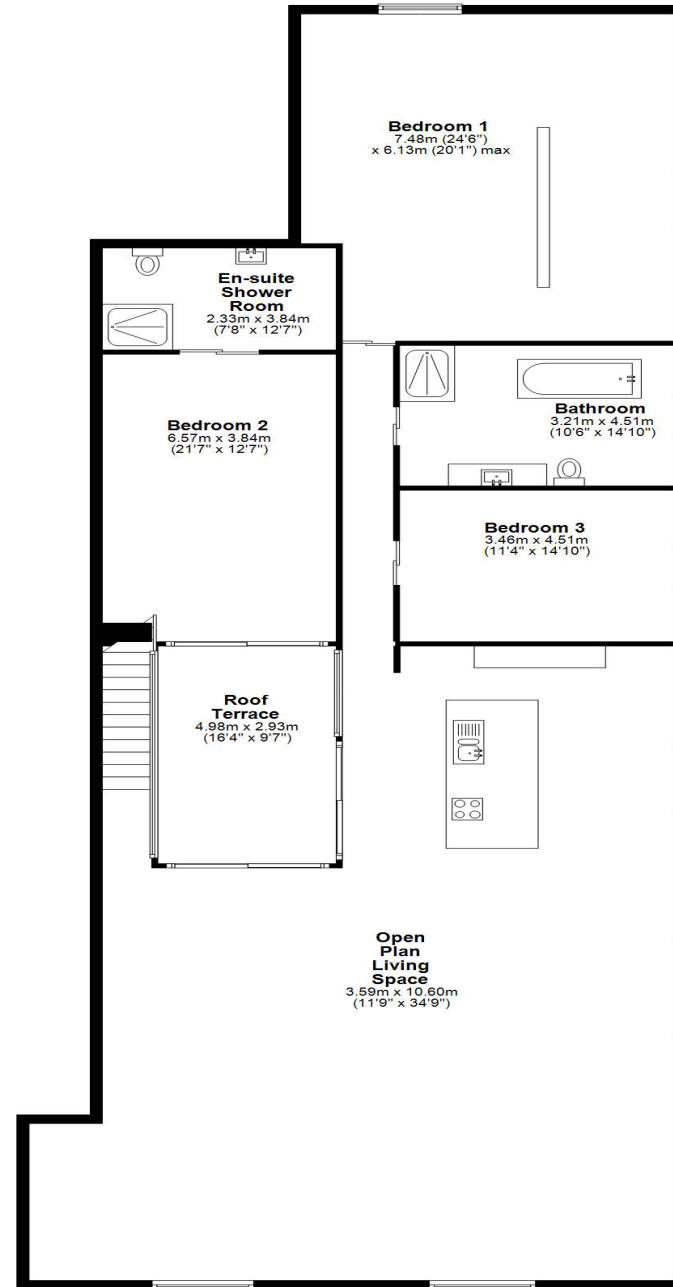




Fifth Floor
Approx. 14.1 sq. metres (151.9 sq. feet)



Sixth Floor
Approx. 259.0 sq. metres (2787.7 sq. feet)



Total area: approx. 273.1 sq. metres (2939.5 sq. feet)
Mills Bakery, Royal William Yard, Plymouth

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Meet the Sales Team



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