



MILLS BAKERY, ROYAL WILLIAM YARD

PLYMOUTH, PL1 3GD

**ATWELL
MARTIN**
ESTATE AGENTS

“This apartment has been transformed into a full time home with the electrics, lighting and heating having all been upgraded by the current vendors. The appliances in both the kitchen and utility have been upgraded and replaced and are included within the sale. The addition of the flexible hinges and additional storage space transforms the kitchen and increases the usable floor space and storage space.”

Luke Boon, Branch Manager





Mills Bakery, Royal William Yard, PL1 3GFD

Sensational and luxurious third floor apartment offering breath taking views from all principal rooms across Mayflower Marina, over the basin and down the River Tamar. Finished to a beautiful standard, with three double bedrooms, two en-suite bathrooms, open plan living space, a wealth of period features and parking. Viewing is essential.

- Third Floor Apartment
- Three Double Bedrooms
- Two En-Suites
- Cloakroom & Utility Room
- Allocated Parking
- Upgraded Electrics, Lighting & Heating
- Superb Water Views
- Open Plan Living Space
- Upgraded Kitchen with Integral NEFF & Miele Appliances Included
- 1330 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

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 breath taking 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.

Royal William Yard also offers a water taxi service which runs to Mount Edgcombe and Plymouth's Historic Barbican. The water taxi can be then used to enjoy Mount Batten or alternatively a short walk up to Plymouth Hoe.

THE PROPERTY

Located on the third floor, you enter the property into the entrance hallway. The entrance hallway leads through into the large open plan living area and gives access into a cloakroom and utility room. There is laminate wood effect flooring with a host of period features including a range of steel pillars adding a wealth of character to the apartment. The cloakroom has a tiled floor with a low level w/c, hand wash basin and mirrored splashback. The utility room has a tiled floor, plus a range of wall and base mounted units with a square work surface over. There is a fitted Miele washing machine and Miele tumble dryer with the heat exchange unit having been refurbished. There is a new RCD electric box as well as additional storage space for shoes and coats.







The open plan living space gives wonderful views over Royal William Yard Basin, across to Mount Edgcumbe and down the River Tamar, with a fitted kitchen area to the rear. There is space for a range of large furniture and access to all three bedrooms. The room is filled with character with a stunning Granite and Plymouth Limestone detailing main wall, with four steel pillars and oak beams to finish. There are two windows seats to enjoy the views over the water, as well as the rare addition of down lighting in both the lounge area and dining area.

The kitchen area has been enhanced and upgraded, to make the most out of the space available. There is a delightful breakfast bar space, perfect for entertaining, with an inset sink drainer unit with bespoke mixer tap over, a four ring NEFF induction hob with a range of storage cupboards under, as well as an under counter SMEG dishwasher. The kitchen is fully equipped with a full length NEFF larder fridge and full length NEFF freezer unit. There is a NEFF self-cleaning oven with a sliding under draw and NEFF combi-microwave oven both. There is an abundance of storage space, with added pull out storage shelves, and upgraded flexible hinges; making the most of the space available within the kitchen area.

Bedroom one has glorious dual aspect views over the marina and over the basin, to the south and west elevation. There is an exposed Granite and Limestone wall, with a double storage cupboard and access into the en-suite shower room. The en-suite has a walk in double shower unit, with a square wash hand basin and mirrored splashback and a tiled floor. There are views to the side elevation overlooking the marina, plus a low level w/c, full height heated towel rail and additional shelving storage space. Bedroom two also has an en-suite and is a similar double size. Bedroom two has a built in double wardrobe, with views overlooking the basin and across to Mount Edgcumbe and down the River Tamar. The en-suite bathroom has a panelled bath with a shower overhead, a heated towel rail, hand wash basin with mirrored splashback, additional storage space plus a tiled floor to finish. Both en-suites have additional hand rails for everyday general convenience.

The third bedroom is a good double size with views over Mayflower Marina. The room has a fitted wardrobe for additional storage as well as an exposed Granite and Limestone wall. The third bedroom is currently dressed as a study.

This apartment has been transformed into a full time home with the electrics, lighting and heating having all been upgraded by the current vendors. The appliances in both the kitchen and utility have been upgraded and replaced and are included within the sale. The addition of the flexible hinges and additional storage space transforms the kitchen and increases the usable floor space and storage space. The views on offer are nothing short of spectacular from all of the principal rooms, with bedroom two making a perfect guest bedroom.

OUTSIDE

The property has an allocated parking space set within Royal William Yard. There is access to communal walled gardens, access to secure bike storage, plus the ability to rent a berth within the basin for an additional fee.

TENURE & SERVICES

Tenure – Leasehold

Lease Length – 106 Years

Service Charge & Ground Rent - £5080 & £305 Per Annum

Services – Mains water, drainage, electricity, gas & broadband

EPC – Exempt

Council Tax Band - E

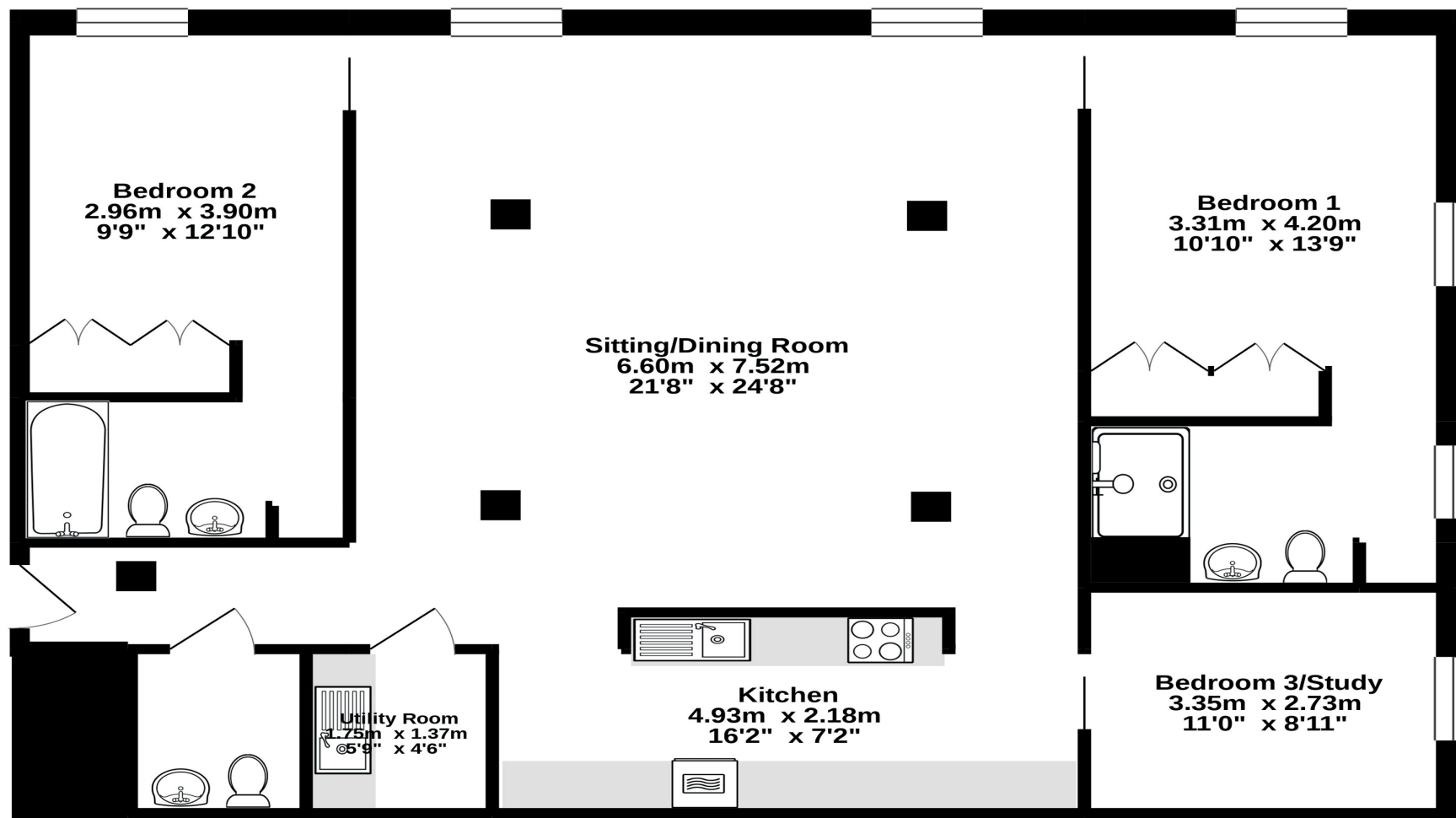
PRICE - £550,000



*“The views on offer are nothing short of spectacular from all of
the principal rooms”*







TOTAL FLOOR AREA : 123.6 sq.m. (1330 sq.ft.) 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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Meet the Sales Team



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