



Clarence, Royal William Yard, Plymouth, PL1 3PA
£215,000



Clarence, Plymouth

Ground floor property in Royal William Yard with open plan lounge/kitchen/diner, bedroom, shower room, and utility cupboard. Stunning waterfront location with amenities, events, and water taxi service. Leasehold with parking permits available.

Council Tax band: TBD

Tenure: Leasehold

- Large Double Bedroom
- Holiday Lets Permitted
- Utility Cupboard
- Obscured Views Over The River Tamar & Mount Edgcumbe
- Solid Oak Flooring
- Grade I Listed
- Floor to Ceiling French Doors
- Open Plan Reception Room



Clarence, Plymouth

Located on the ground floor, you enter the property through a solid wood door which opens into the hallway. The hallway opens up into the open plan lounge/kitchen/diner and gives access to the bedroom, shower room and utility cupboard. The hallway has a solid oak floor and a decorative period post. The utility cupboard has plumbing for a washer/dryer and the heat exchanger unit. There is space for a range of shoes and coats and everyday household items. The open plan reception room has a window to the front elevation, with a feature granite wall and solid oak flooring. Within the kitchen area is a tiled floor, with a range of wall and base mounted units, complete with a stainless steel work surface over. Within the kitchen, there is an integral under counter fridge and freezer, plus an electric cooker with an electric hob over, with extractor over again. There is a double sink with a mixer tap over and a glass splashback to finish. The bedroom has dual aspects to the rear and side elevation and has a door which gives separate access to the rest of the Royal William Yard. There is space for a range of bedroom furniture and has beautiful exposed granite walls. There is an obscured view over the River Tamar and out across to the Mount Edgcumbe. The shower room has a walk in shower, plus a square hand wash basin and a low level w/c. The shower room has a heated towel rail and a tiled floor to finish.

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LOCATION

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TENURE & SERVICES

Tenure & Services Tenure – Leasehold Lease Length – 110 Years Service Charge & Ground Rent – £2849.24 Approx per annum Services – Mains Electricity, Water & Drainage. The heat exchanger unit is gas powered Parking – Permits Provided by SIP (Additional Annual Charge) Council Tax Band – C EPC – Exempt

THE PROPERTY

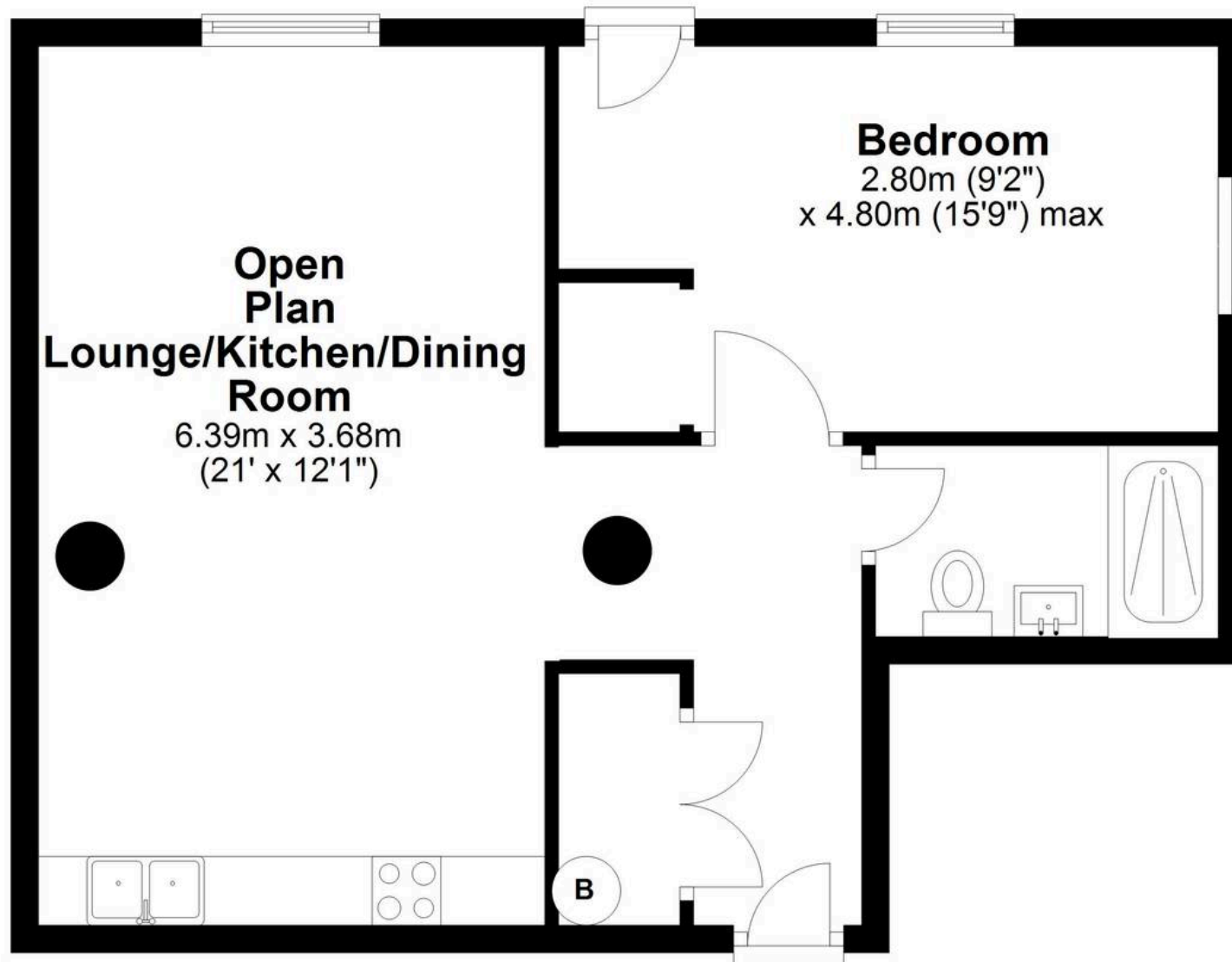
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Ground Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 49.4 sq. metres (531.4 sq. feet)

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