



Brewhouse



Plymouth City Centre approx. 1.9 miles.

A stunning open plan waterside apartment in the historic and popular Royal William Yard.

- Historic Listed Building
- Two Bed Apartment
- Stunning Waterside Views
- Open Plan Layout
- Characterful and Modern
- Designated Parking Space
- Leasehold - 102 Years Remaining
- Council Tax Band E
- The Designated Parking Space Incurs No Additional Charges

Guide Price £270,000

SITUATION

Royal William Yard is a Grade 1 listed former navy victualling yard, with fantastic water views and naval architecture. The 15 acre site houses many bars, restaurants and boutique shops. In 2013 a section of the South West Coastal Path was added to link up Devil's point and the Cremyll ferry. The Royal William Yard is also in close proximity to some of the most beautiful countryside and coastline that Devon and Cornwall both have to offer. The City is easily accessible with excellent transport links including National Rail Lines, Cross Channel Ferries directly from Plymouth, and Exeter Airport is just 40 minutes drive away. Britain's Ocean City really does live up to its branding; renowned for its marine facilities, The National Marine Aquarium, The Barbican, International Ferry Port, Dockyard and some of the finest sailing waters in the country. Other facilities include Plymouth University, The Plymouth College of Art & Design, Theatre Royal, Life Centre and the Box Museum/Gallery. The City hosts a full range of shopping, cultural and sporting facilities.

DESCRIPTION

51 Brewhouse is a second floor duplex apartment overlooking the marina in the Royal William Yard. Named after King William IV, Royal William Victualling Yard was originally designed and built for the Royal Navy by Sir John Rennie in the early 1800's. The Brewhouse is just one of the beautifully restored and impressive Grade 1 listed buildings at the heart of the vast 15 acre site. The building retains many of its original features including exposed walls, timber beams and feature windows

complimented by contemporary infrastructure. Royal William Yard is arguably one of the most affluent developments, providing a fine array of eating establishments, boutiques, art gallery, wine bar and various other businesses.

ACCOMMODATION

An elegant and spacious duplex apartment spread over two floors with views over the marina. The apartment has an entrance lobby with full height storage and a downstairs WC, the oak flooring runs throughout, leading into the lounge with exposed wooden beams, which are complimented by the granite stone work and semi-circle feature windows offering wonderful waterside views. The galley style kitchen is finished to a contemporary white design with co-ordinating worktops and overlooks the spacious dining area. Wood stairs lead to the mezzanine area or possible second bedroom and the wooden flooring is continued throughout this level. The main bathroom has been recently refurbished throughout to a high specification, where the modern theme is continued. The master bedroom has character with wooden beams and flooring with light flowing through from a bank of Velux style windows offering great views of the marina.

SERVICES

Mains Drainage. Mains Water. Mains Electricity.
Service charge - £1,316.98 per quarter.
Ground rent - £1 per annum.
Mobile EE, Vodafone & O2 coverage available at this property.

DIRECTIONS

What3Words - ///goes.pigs.trades



Approximate Gross Internal Area = 95.8 sq m / 1031 sq ft

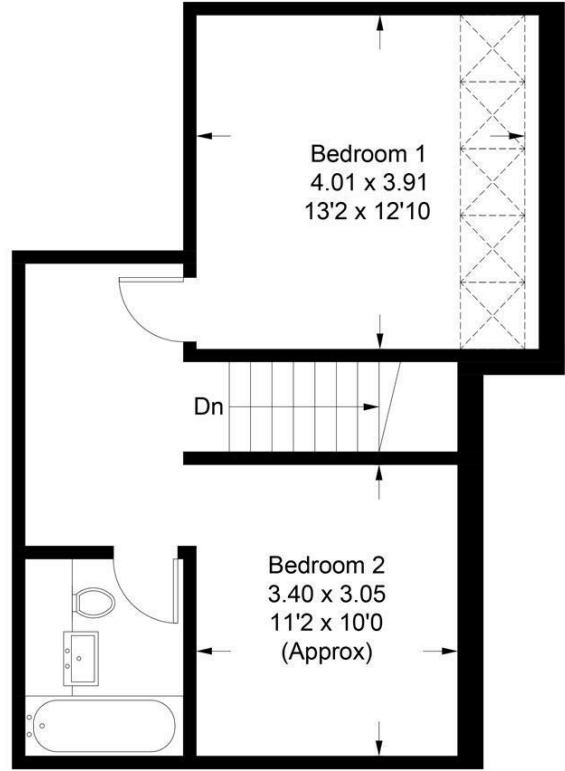
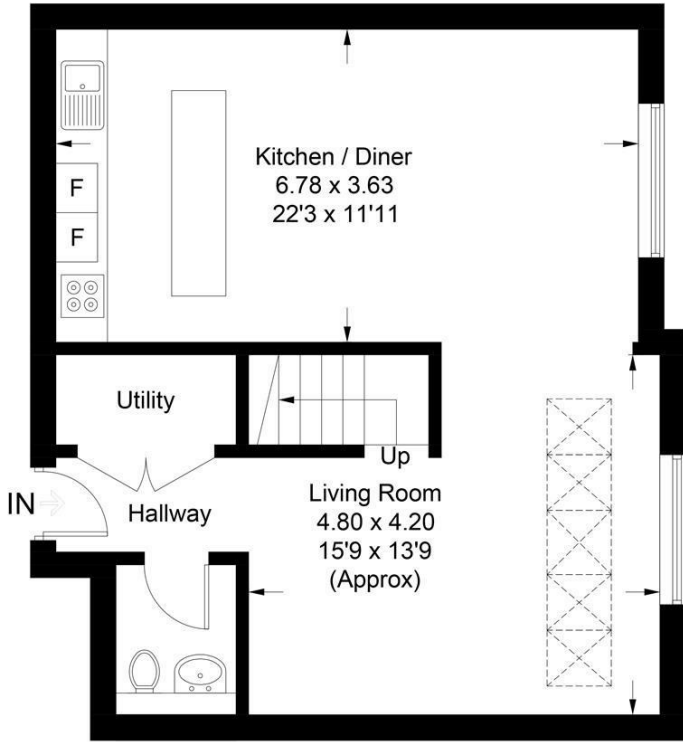


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072655)

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	76	79
(69-80) C	(55-68) D		
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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