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**Leasehold : Council Tax Band
TBC EPC Rating C**

Royal William Yard, Plymouth

BELVOIR!

£395,000



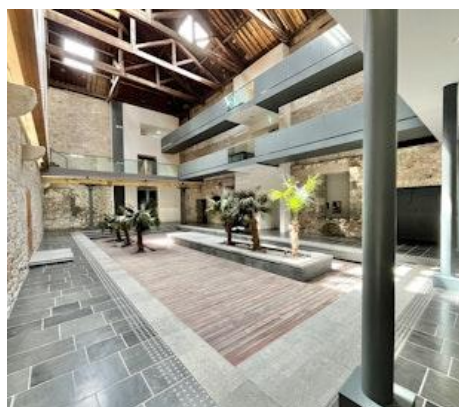
Key Features

- > Leasehold - Approx. 100 Years Remaining
- > Prestigious Duplex Apartment Within The Grade I Listed Brewhouse Building At Royal William Yard
- > Spectacular Open-Plan Living/Dining Space With Vaulted Ceilings And Exposed Stonework
- > Contemporary Kitchen With Integrated Appliances And Separate Utility Room
- > Stunning Mezzanine Principal Bedroom With En-Suite Bathroom

Situated within the iconic Royal William Yard, one of Plymouth's most prestigious waterfront developments, Apartment 60 occupies a superb position within the historic Grade I Listed Brewhouse building.

Set within an impressive 8-acre waterside site, Royal William Yard enjoys spectacular views across the River Tamar towards Cornwall and offers a vibrant mix of restaurants, galleries, leisure facilities, marina access, water taxi services, and excellent transport links to Plymouth city centre.

Originally designed by the renowned architect Sir John Rennie and completed in 1824, the magnificent limestone and granite buildings of Royal William Yard have been sympathetically restored by acclaimed developers Urban Splash, creating a unique blend of historic character and contemporary living.



Apartment 60 is a beautifully presented duplex apartment accessed via communal lift and staircase.

Upon entering, a welcoming hallway leads through to a stunning open-plan living and dining space rich in original architectural features. Exposed stone walls, vaulted ceilings with skylights, impressive roof trusses and beams, and solid oak flooring combine to create a truly exceptional living environment filled with natural light and character.

The contemporary kitchen is well appointed with a range of integrated appliances including electric hob, double ovens, fridge, freezer and dishwasher, complemented by sleek white cabinetry, glazed splashbacks, LED lighting and limestone flooring. A useful utility room provides additional practical storage and laundry space.

Also on the lower level is a generous double bedroom featuring built-in wardrobes, oak flooring and a stylish en-suite shower room finished with limestone flooring, mosaic tiled detailing and exposed stonework. A separate cloakroom/WC and additional storage cupboard complete this floor.



A staircase with feature lighting rises to the impressive mezzanine level, where the principal bedroom enjoys vaulted ceilings, high-level windows, oak flooring and space for a dressing area. The luxurious en-suite bathroom is fitted with a white suite including a bath with shower over, wall-mounted basin, heated towel rail and attractive limestone and mosaic tile finishes.

A third versatile room provides excellent flexibility and could serve as a guest bedroom, home office, studio or additional reception space. Continuing the apartment's striking design theme, this room benefits from vaulted ceilings, exposed beams, roof trusses and oak flooring.

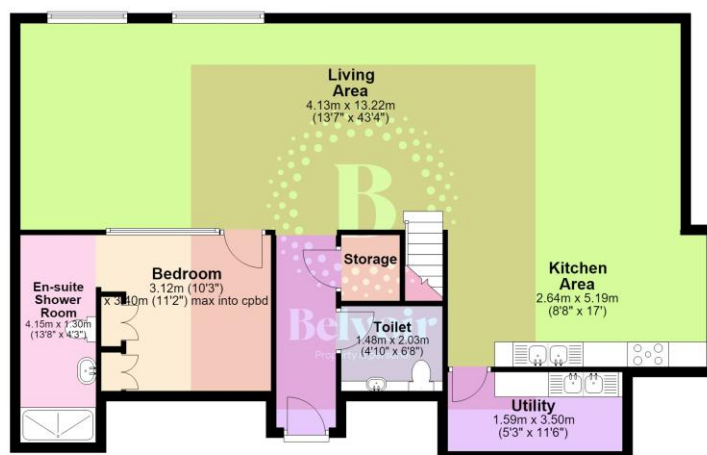
The property is held on a leasehold basis with approximately 100 years remaining. We understand the current service charge is approximately £9,200 per annum, although purchasers are advised to seek verification through their solicitor.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Second Floor

Approx. 104.7 sq. metres (1127.0 sq. feet)



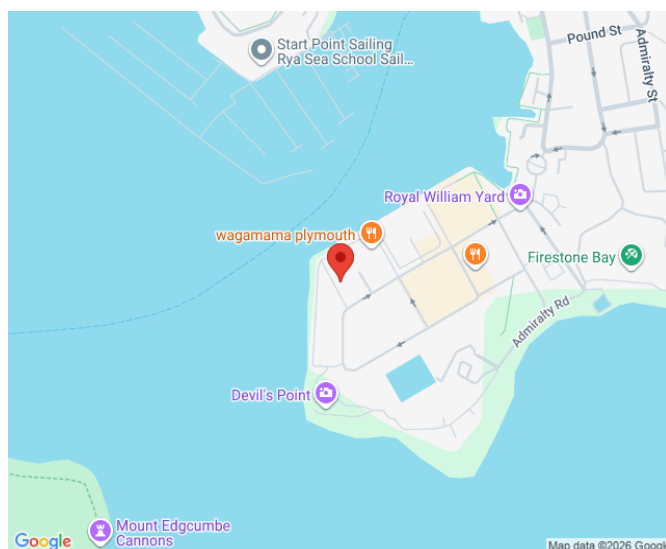
Second Floor

Approx. 56.5 sq. metres (608.0 sq. feet)



Total area: approx. 161.2 sq. metres (1735.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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