



Flat 41, Mills Bakery, 4 Royal William Yard, Stonehouse, Plymouth, PL1 3GD



## Offers Over £315,000

Set within the highly sought-after Royal William Yard, this stunning executive apartment offers stylish waterfront living in a historic and vibrant setting. Positioned on the second floor of a beautifully restored Grade I listed building, the property combines contemporary finishes with character features, all complemented by impressive water views.

The apartment is accessed via a secure communal entrance with telephone entry system, leading into a welcoming hallway with useful utility storage. From here, you'll find a luxurious four-piece bathroom suite, thoughtfully designed with a walk-in shower, panelled bath, wash hand basin, WC, and a striking feature stone wall.

At the heart of the home is a bright and spacious open plan living, dining, and kitchen area. The kitchen is fitted with sleek high-gloss base and wall units, dark work surfaces, and integrated appliances including an oven, hob with extractor, fridge, freezer, and dishwasher. The living space features wood flooring throughout and enjoys a pleasant outlook towards Mayflower Marina, creating a relaxing and sociable environment.

Doors from the kitchen lead directly onto a private balcony, where you can take in beautiful water and city views perfect for unwinding or entertaining.

The property offers two generous double bedrooms, both complete with fitted wardrobes and enjoying attractive water views, enhancing the sense of light and space throughout.

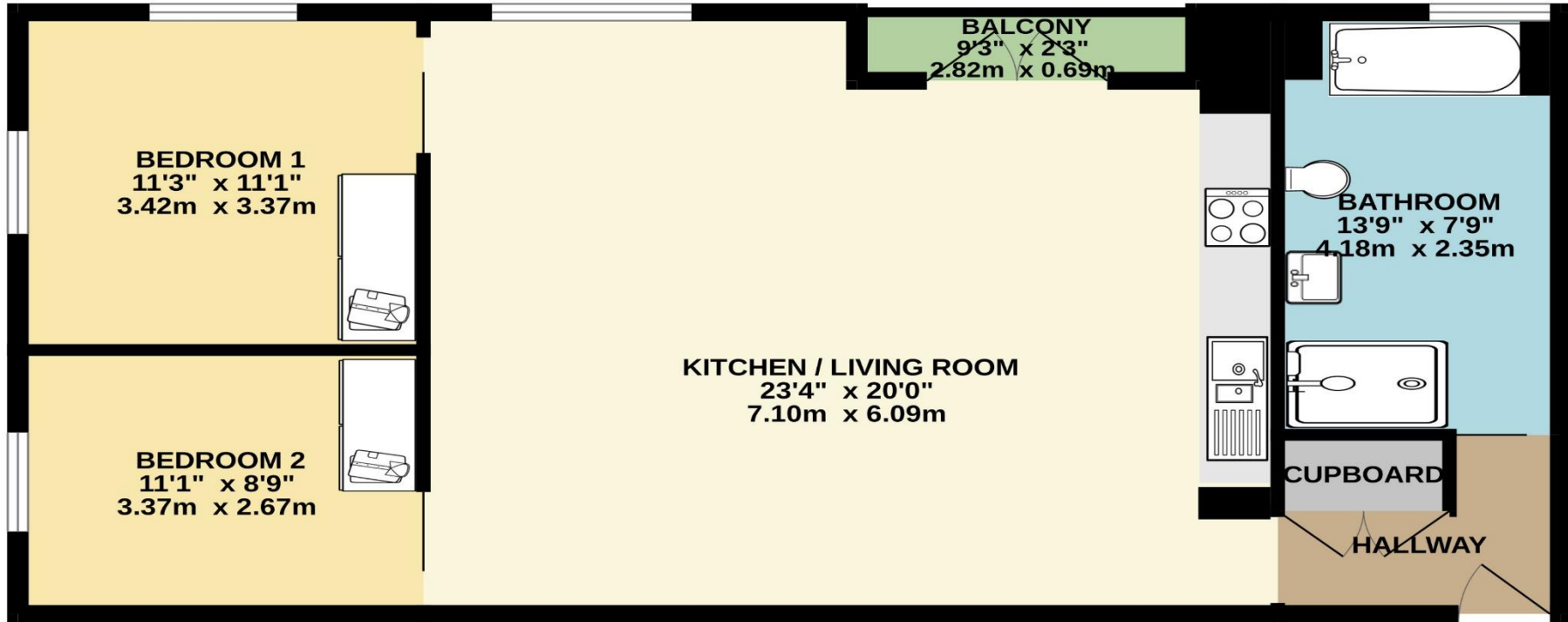
Royal William Yard itself is an exceptional waterfront development, set across 15 acres and home to one of the finest collections of maritime buildings in Britain. Residents benefit from a vibrant community atmosphere, with an array of restaurants, cafés, boutiques, galleries, and a wine bar, as well as regular events such as the popular monthly food festival. This unique setting provides an enviable lifestyle by the water, blending history, culture, and modern convenience.

We understand the apartment is held on Lease with 100 years remaining and subject to a service charge of approximately £4,800 per year but this is subject to periodic review and an annual ground rent of approximately £397.00. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).







TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) 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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Lang Town & Country  
6 Mannamead Road  
Mutley  
Plymouth  
Devon  
PL4 7AA  
Email: [waterside@langtownandcountry.com](mailto:waterside@langtownandcountry.com)  
Tel: 01752 200909

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