

Price £230,000

LAWSON  
Estate Agency...Only Better



**3 CLARENCE, 10 ROYAL WILLIAM YARD, PLYMOUTH, PL1 3PA**

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

Lawson are delighted to market this luxury ground floor apartment in the Clarence building, in the highly desirable grade I listed Royal William Yard development, one of the South West prominent waterside locations. The property is approached via the secure entry door with an intercom entry phone leading to a large communal hallway with attractive flagged floors, oak panelling and a large oak door leading into the apartment. The entrance vestibule has oak flooring, oak panelling, a large utility cupboard with a heat exchanger and plumbing for the washing machine.

A doorway leads through into the lounge/dining room with a window overlooking the River Tamar and to Mount Edgecumbe in the distance, oak flooring, exposed original stone walls, an obscure glazed pane leading to the kitchen. The kitchen is fitted with a matching range of base and eye level storage cupboards, an integral fridge, freezer, oven and hob. Stainless steel worksurface with double sink unit and mixer tap, tiled floor and spotlights.

From the main hallway, a large hidden door leads to the bedroom. The bedroom is a spacious double with exposed stonework and a window overlooking the river, a large built in wardrobe with double doors and shelving/hanging inside.

The bathroom is fitted with a luxury 3 piece suite comprising, a panel enclosed bath with a large shower unit over and folding glass screen, low level WC, pedestal wash hand basin, a large fitted mirror, tiled floor and splash backs and a chrome towel rail.

Externally, there is allocated parking for one vehicle. The annual charge for this space is £500.

This property is held on a leasehold basis with 100 years remaining and the service charges are £637.74 per quarter.

#### **OUTGOINGS PLYMOUTH**

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2067.04 (by internet enquiry with Plymouth City Council). These details are subject to change.

#### **UTILITIES**

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection FTTC.

#### **ROYAL WILLIAM YARD**

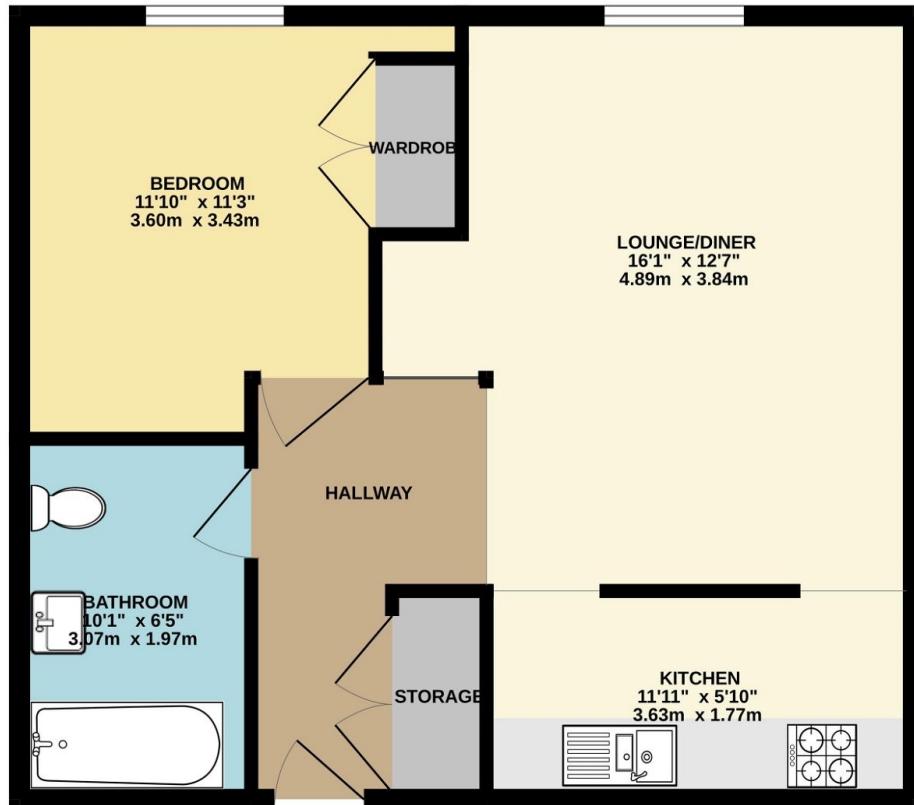
Royal William Yard is an outstanding waterfront development occupying a prime, conveniently located position on the Stonehouse Peninsula, having easy access to Plymouth City Centre, the historic Barbican, The Hoe and a variety of marinas, there are magnificent water views, taking in the ever-changing estuary, Mayflower Marina, Creweyll, Stonehouse Peninsula and Plymouth Sound.

Originally built in the early 1800's for use by the Royal Navy it has a stunning collection of Grade I and II listed buildings set within a 15 acre site. The development comes alive with a superb range of restaurants and bars as well as an art gallery, hairdressers, a boutique and many more businesses. The Royal William Yard also hosts a monthly market with a wide range of companies selling their product and the occasional live entertainment for the kids.

Mills Bakery' is an iconic Grade I listed building and was converted by award winning developers Urban Splash in 2009 and features a selection of 1, 2, and 3 bedroom homes. There is an impressive entrance foyer with triple height atrium featuring exposed beams and columns plus lift offering access to all floors.



GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

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## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that:- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

