



69 Mills Bakery Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3GD

Offers Over £240,000



'Mills Bakery' is located within the historic Grade 1* listed Royal William Yard, conveniently positioned on the Stonehouse Peninsula, with easy access to Plymouth City Centre, the historic Hoe and a variety of marinas. The development boasts an array of restaurants and bars as well as an art gallery, hairdressers, Everyman cinema, boutiques and more. The Royal William Yard also hosts a monthly market with a wide range of companies selling their products and live entertainment. Converted by award winning developers Urban Splash in 2009, 'Mills Bakery' is an iconic building within the development and features a selection of 1, 2, and 3 bedroom homes. Served by the Waterlink Ferry and Cremyll Ferry, connecting Plymouth's waterfront, Saltash, and Mount Edgumbe Country Park.

There is an impressive entrance foyer with a triple height atrium featuring exposed beams and columns plus a lift offering access to all floors. This attractive duplex apartment is situated on the third floor, accessible via lift or stairs and enjoys impressive water views over Stonehouse Creek, taking in the ever-changing estuary, Mayflower Marina, Cremyll Ferry and Stonehouse Peninsula.

The apartment has lots of character due to its history and exposed original features. The ground floor of the apartment comprises of a shower room comprising a shower cubicle, an inset hand wash basin and WC. Within the hall way there is a cupboard housing the boiler and a washer/dryer. The kitchen area benefits from an island housing the new hob with integrated downdraft extractor, a sink, a dishwasher and plenty of storage. Also integrated, is a new oven and a fridge/freezer.

The open plan reception room offers spectacular sea views overlooking Stonehouse Creek and Mayflower Marina. Stairs lead to the top floor where you have a very generous size bedroom with fitted wardrobes and access to an en-suite bathroom. The ensuite has a bath with shower over, an inset hand wash basin and WC with mirror over and a shaving point. There is a further double bedroom which has glimpses towards Drakes Island.

Lang Town and Country would highly encourage an internal inspection of this most charming apartment to appreciate all it has to offer.

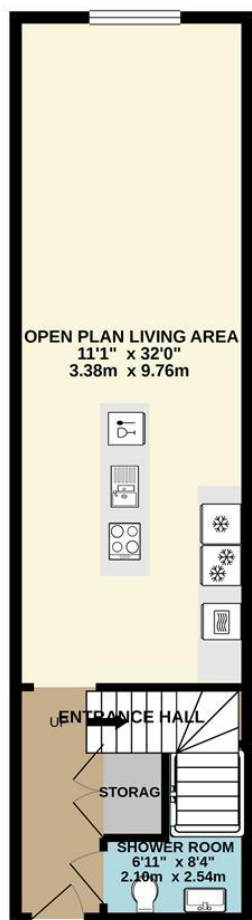
Lease Information: We understand the apartment is held on Lease with 100 years remaining and subject to a service charge of approximately £5804 per year from July 2025 but this is subject to periodic review and an annual ground rent of approximately £400. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



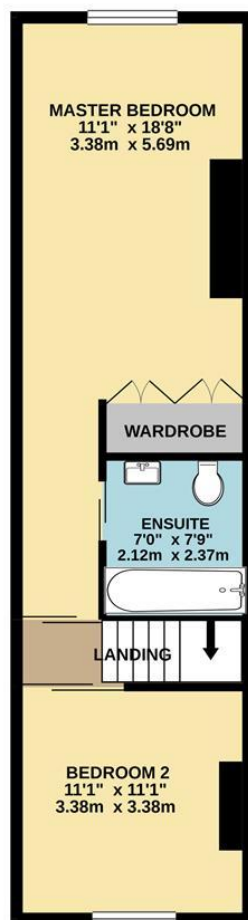
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909)



GROUND FLOOR



1ST FLOOR



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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