



# Price £375,000

Situated within the iconic Grade I\* listed Royal William Yard, this exceptional third-floor apartment enjoys a prime position on the Stonehouse Peninsula, offering easy access to Plymouth City Centre, the historic Hoe and a selection of nearby marinas. Renowned for its vibrant waterfront setting, Royal William Yard offers an outstanding mix of restaurants, bars, boutique shops, galleries, a hair salon and regular monthly markets with live entertainment and local artisan traders.

Originally converted in 2009 by the award-winning developers Urban Splash, Mills Bakery is one of the development's most recognisable buildings, blending striking historic architecture with contemporary waterfront living. Residents are welcomed by an impressive triple-height atrium entrance featuring exposed beams and columns, with lift access to all floors.

This beautifully presented apartment occupies an enviable third-floor position and enjoys stunning water views across Stonehouse Creek, towards Mayflower Marina, the Cremyll Ferry and the surrounding estuary. Accessed via lift or stairs, the property opens through a solid wood door into a spectacular open-plan living space extending to approximately 48 feet in length. Designed for both entertaining and everyday living, the room flows seamlessly onto a generous balcony where the ever-changing waterfront views can be fully appreciated.

The contemporary kitchen is thoughtfully designed with tiled flooring, an extensive range of wall and base units, and a matching central island incorporating a sink and hob with a newly installed remote extractor unit. Integrated appliances include a dishwasher, fridge freezer and double oven, creating a highly functional yet stylish space.

Sliding doors from the living area lead to two spacious double bedrooms. The principal bedroom benefits from a striking picture window framing views towards the marina and Mount Wise with a bespoke fitted blind, while the second bedroom features a well-appointed en-suite shower room with vanity unit and WC. A separate family bathroom is fitted with a bath, vanity unit, WC, heated towel rail and wall mirror.

Occupying one of the most desirable positions within Royal William Yard, this impressive waterfront apartment offers an exceptional lifestyle opportunity, and early viewing is highly recommended.

We understand the apartment is held on Lease with 100 years remaining and subject to a service charge of approximately £7107.97 per year and an annual ground rent of approximately £395, but this is subject to periodic review. 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:01752 200909).

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