



Apartment 19 Clarence Building



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10 Royal William Yard, Plymouth, PL1 3PA

Plymouth City Centre approx. 1.9 Miles Exeter Airport approx. 45 Miles

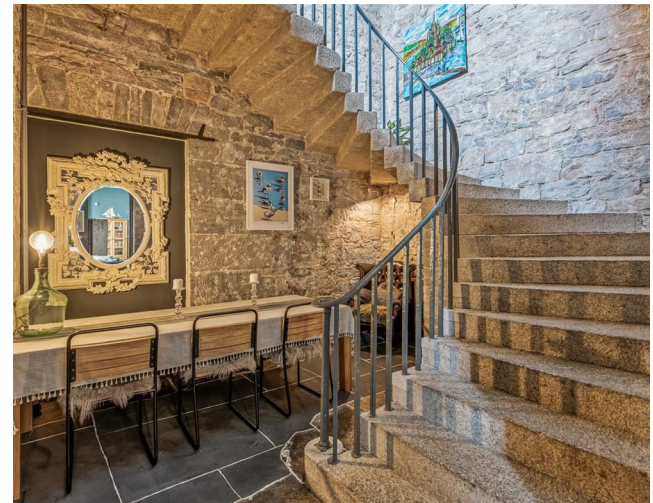
A fine example of a beautifully presented two-bedroom apartment set over three floors with unrivalled sea views, situated in sought after Royal William Yard.

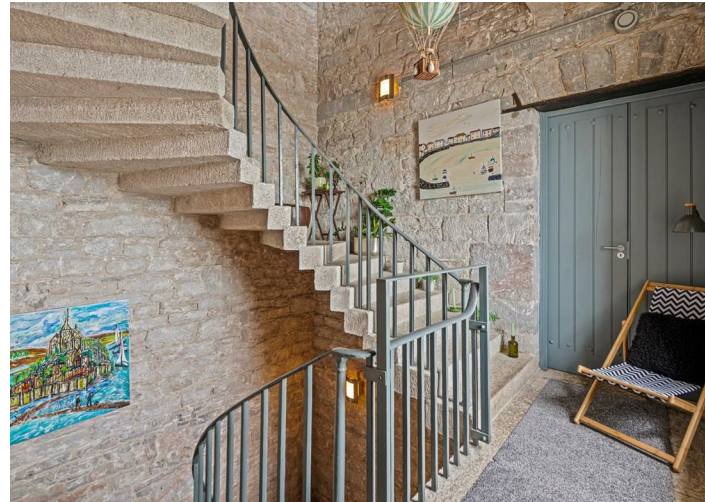
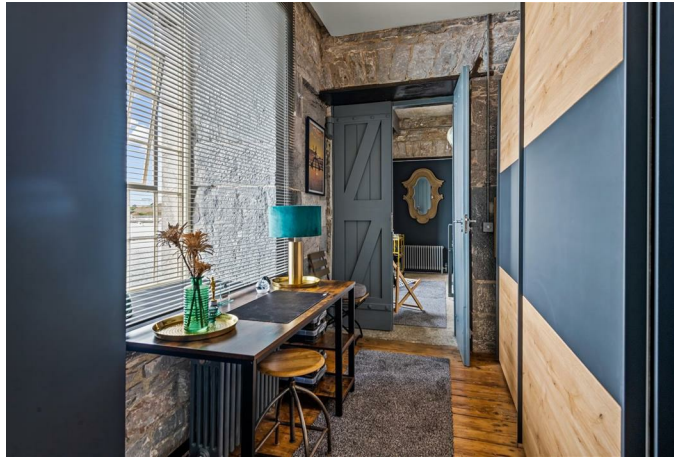
- Beautifully Presented Apartment
- Open Plan Kitchen/Breakfast/Living Area
- Stunning Feature Staircase
- En-Suite Bathroom & Shower Room
- Council Tax Band F
- Unrivalled Waterside Views
- Dining Area
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Leasehold

Guide Price £460,000

Clarence is just one of the beautifully restored and impressive Grade I listed buildings at the heart of the vast 15 acre site with views over the River Tamar and Mount Edgecombe. The building retains many of its original features including exposed walls, timber beams and feature windows complimented by contemporary infrastructure. Royal William Yard is arguably one of the most affluent developments in Britain's Ocean City, providing a fine array of eating establishments, boutiques, gallery, wine bar and various other businesses. Plymouth has a vibrant city culture but is also in close proximity to some of the most beautiful countryside and coastline that Devon and Cornwall have to offer. The city is easily accessible from the A38 with excellent transport links including National Rail Lines, Cross Channel Ferries directly from Plymouth and Exeter Airport just 50 minutes drive away. This wonderful property comprises open plan kitchen/breakfast room and living area with doors to a cloak room and utility cupboard. Walk through to the dining area which features a stunning granite spiral staircase to the first and second floors. The first floor gives access to two double bedrooms, both with storage and En-suite facilities. The perfect 'nook' can be found on the second floor which is an incredible spot to read a book, utilise as a work area or simply enjoy the far reaching sea views. External benefits include two allocated parking spaces.

Mains electric, water & drainage. Gas central heating.
Gas boiler communal system for the Clarence Building maintained by RMG.
Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, O2, Three & Vodafone are available at the property.
Service / Management Fee; Currently £8,600 p.a. Tenure ; Leasehold 125 years from 24 June 2001.
The Clarence Building is Grade I Listed & is a non smoking building.



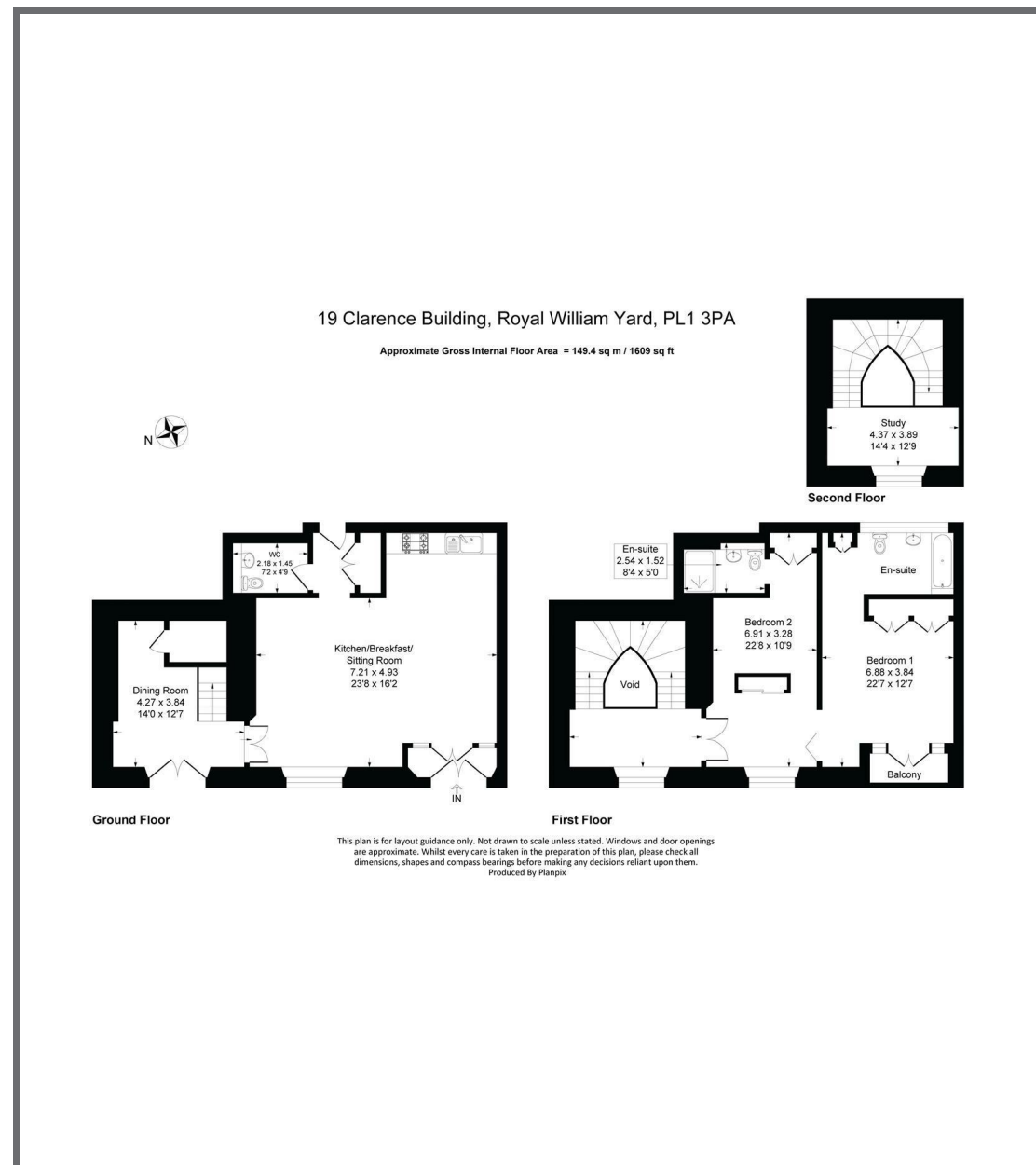


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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