



**38 Brewhouse, Royal William Yard, Plymouth, PL1 3QQ**  
Plymouth

**£260,000**

This stunning apartment is located within The Brewhouse at the historic Grade I listed Royal William Yard development, conveniently located to take full advantage of the bars, restaurants, and cinema within the development. Apartment 38 is located on the first floor and is accessed via an automatic glazed entrance door with an entry phone system, leading into a large communal hallway with stairs and lift access to the first floor.

A private doorway leads into the apartment's entrance hall with a large utility storage cupboard and solid original hardwood flooring leading through to the open-plan lounge/diner and kitchen area. The lounge features impressive floor-to-ceiling doors that enjoy stunning views.

There is a modern family bathroom, and a large double bedroom with built-in wardrobes, also benefiting from floor-to-ceiling doors and attractive, far-reaching waterside views.

The property also benefits from PVCu double glazing, gas central heating, and an allocated parking space located at the front of the building.

This property is held on a leasehold basis with 100 years remaining on the lease with a service charge of £2,242 per annum, and a ground rent of £1 per annum.

### **LIVING ACCOMMODATION**

Approached through a wooden front door leading to:

### **ENTRANCE HALL**

Providing access to:

### **LOUNGE/DINER**

An open-plan area with a floor-to-ceiling PVCu double-glazed window and door, enclosed by a Juliette balcony to the rear, enjoying stunning sea views. The room features solid oak flooring and provides access to:

### **KITCHEN**

Fitted with roll-edge work surfaces with cupboards and drawers beneath, matching wall units with under-unit lighting, a stainless steel sink unit with mixer tap, a built-in electric oven and four-ring hob with extractor hood over, and a built-in fridge and freezer.

### **BEDROOM**

Featuring built-in wardrobes, original hardwood flooring, and floor-to-ceiling windows enjoying stunning sea views.

### **BATHROOM**

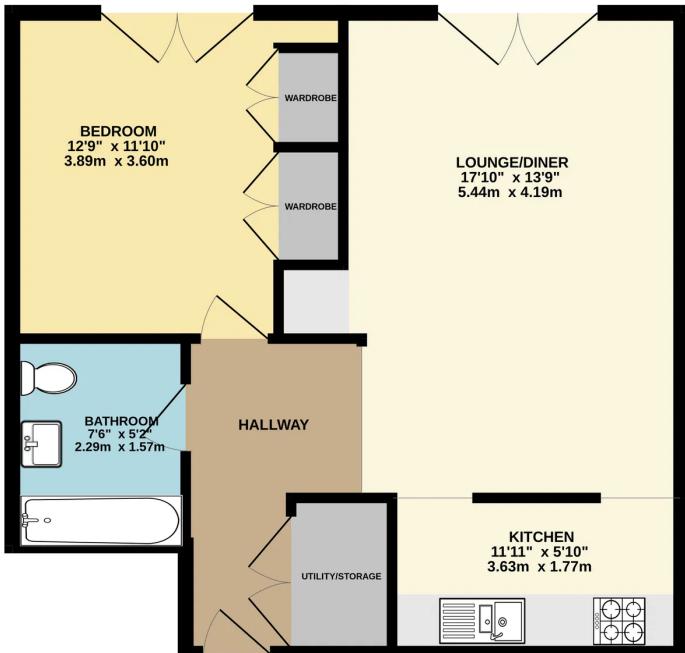
Comprising a matching suite including a panelled bath with mixer tap and shower attachment, low-level WC, wash hand basin with storage beneath, heated towel rail, and a large built-in vanity mirror.

### **EXTERNALLY**

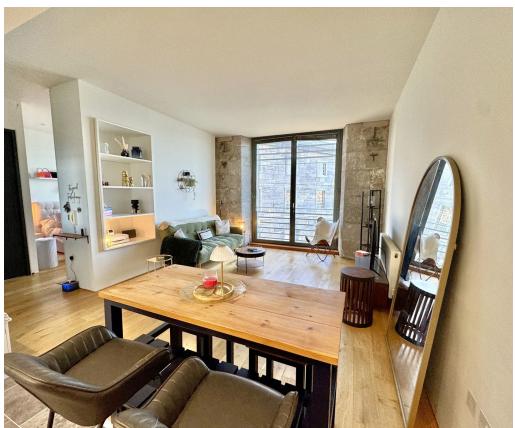
Allocated parking for one car.



GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA - 570 sq.ft. (53.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other features may not be accurate. No guarantee is given as to the accuracy of any measurements or dimensions or areas. This plan is for illustrative purposes only and should not be used as a guide to 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.  
Made with RoomSketcher v2.0.0



## UTILITIES

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

## OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2,325.42 (by internet enquiry with Plymouth City Council). These details are subject to change.

## AGENT'S NOTE EMPLOYEE

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative, of a member of staff, of Lawson.

## 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.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

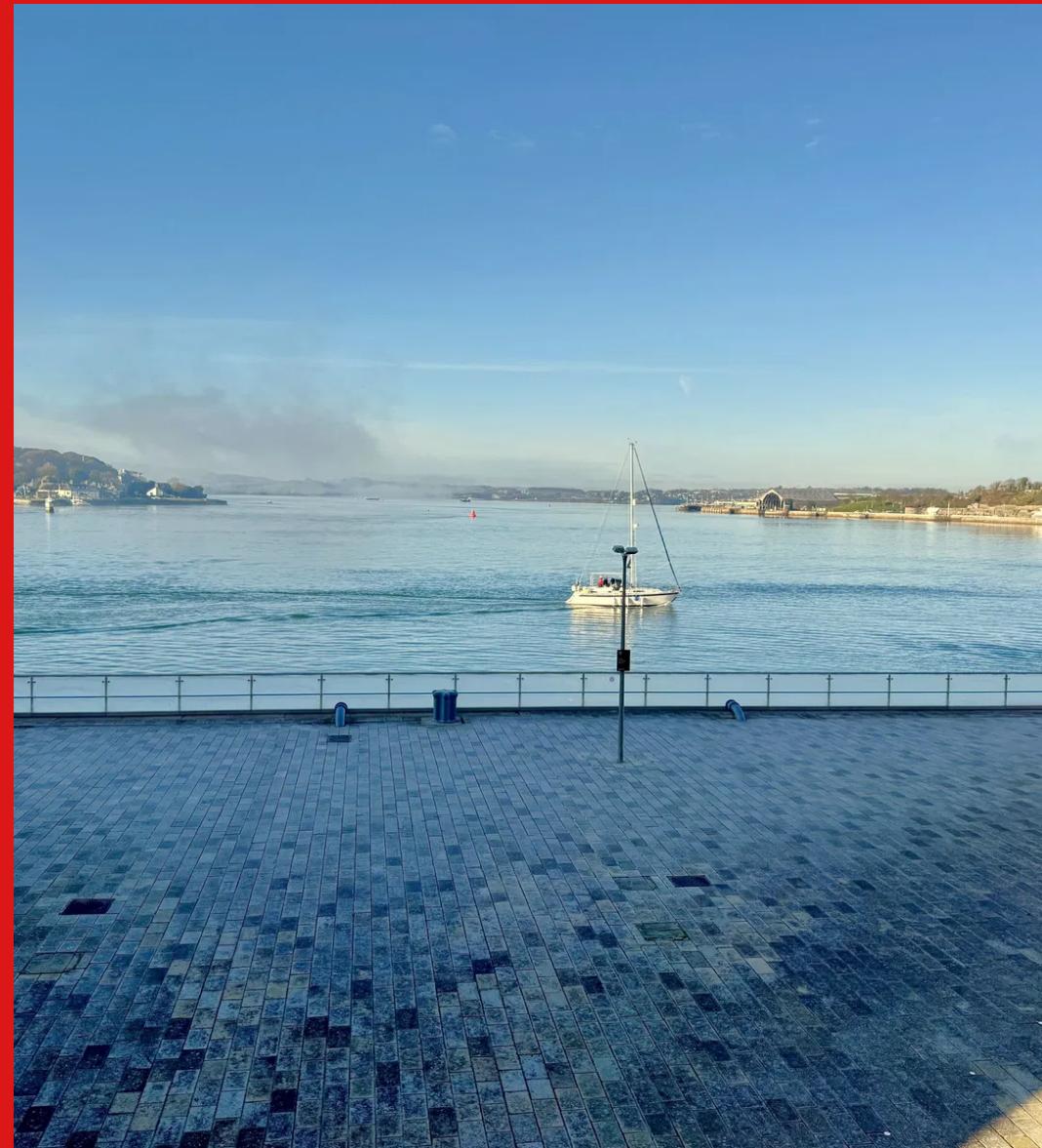
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.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

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. 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		
(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



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