



Flat 17 Mills Bakery, 4 Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3GD



Offers Over £140,000



Situated in the heart of the iconic Royal William Yard on the highly sought-after Stonehouse Peninsula, this beautifully presented apartment offers an exceptional opportunity to enjoy one of Plymouth's most vibrant and desirable waterfront destinations. Steeped in history yet alive with contemporary energy, Royal William Yard has become one of the South West's most celebrated coastal communities, where stunning architecture, a thriving social scene and breathtaking sea views come together to create a truly unique lifestyle.

Originally designed by the renowned Victorian architect Sir John Rennie and thoughtfully transformed in 2009 by award-winning developers Urban Splash, Mills Bakery perfectly captures the spirit of the Yard, blending striking period features with sleek modern design. From the moment you arrive, there is a sense of quality and character that sets this development apart.

The apartment itself is thoughtfully arranged on a single storey, offering a well-balanced layout ideal for modern living. At its centre is a bright and inviting open-plan lounge, dining and kitchen space. This sociable room is perfectly suited to both everyday living and entertaining, with a well-designed kitchen area providing integrated appliances and practical workspace, all flowing effortlessly into the living area.

The bedroom is a comfortable and well-proportioned retreat, complemented by built-in storage and easy access from the hallway. Further enhancing the practicality of the home are additional storage and wardrobe areas, ideal for keeping the space uncluttered and organised. A contemporary shower room completes the accommodation, fitted with a shower, wash hand basin and WC, finished in a clean and modern style.

What truly elevates this property is its setting. Royal William Yard offers an enviable lifestyle, with an outstanding selection of award-winning restaurants, waterside cafés and stylish bars just moments from your door. Boutique shops, wellness studios, galleries and a regular programme of markets and events create a lively, welcoming atmosphere all year round. With coastal walks, paddleboarding and panoramic views across Plymouth Sound on your doorstep, it is a place where leisure and lifestyle are effortlessly intertwined.

Whether you are seeking a main residence, a lock-up-and-leave coastal escape or an investment in one of Plymouth's most prestigious addresses, this apartment delivers on every level. Offered to the market with no onward chain, it also provides the advantage of a smooth and straightforward purchase.

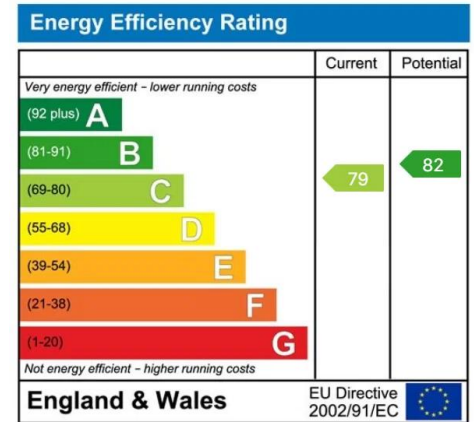
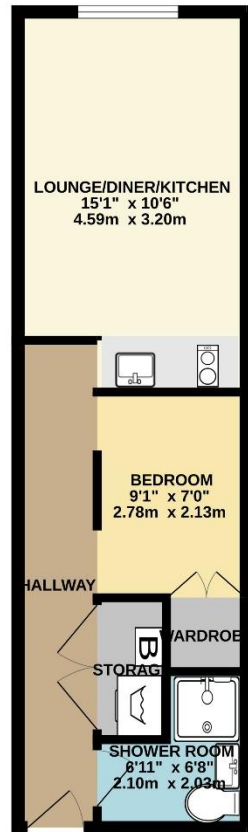
We understand the apartment is held on Lease with 100 years remaining and subject to a service charge of approximately £2060 and £238 ground rent per year, but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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



GROUND 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.
Made with Metroplan 10/2016

Lang Town & Country
 6 Mannamead Road
 Mutley
 Plymouth
 PL4 7AA
 Email: waterside@langtownandcountry.com
 Tel: 01752 200909

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

