Flat 47 Mills bakery, 4 Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3GD

LANG TOWN & COUNTRY
WATERSIDE

Price £152,000

Situated within the historic Grade I listed Royal William Yard on the sought-after Stonehouse Peninsula, this beautifully presented duplex apartment forms part of the iconic Mills Bakery development. Perfectly positioned with easy access to Plymouth City Centre, the historic Hoe and a variety of marinas, Royal William Yard offers an exceptional waterfront lifestyle in a truly unique setting.

Converted in 2009 by award-winning developers Urban Splash, Mills Bakery is one of the Yard's most striking buildings, seamlessly blending period character with contemporary design. Residents are welcomed by an impressive triple-height atrium entrance foyer, showcasing exposed beams and columns, with lift access to all floors.

Located on the second floor, this attractive duplex apartment offers stylish and thoughtfully arranged accommodation. The main level comprises a bright open-plan living/dining/kitchen area, ideal for modern living and entertaining. The kitchen benefits from an under-counter fridge and dishwasher, along with access to a useful pantry cupboard. Also on this level is a well-appointed shower room featuring a shower, wash hand basin, WC and heated towel rail.

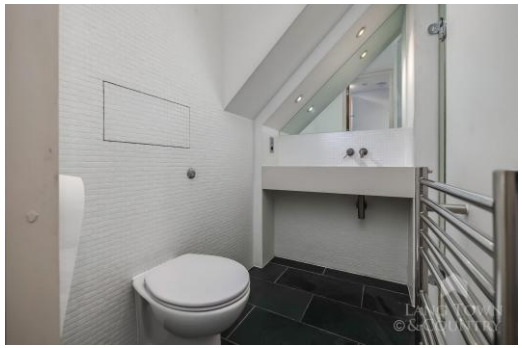
Stairs rise to a delightful mezzanine-level bedroom, enhanced by skylights fitted with blinds, allowing an abundance of natural light to flood the space while maintaining privacy.

Royal William Yard itself boasts a vibrant community atmosphere, with an array of popular restaurants and bars, an art gallery, hairdressers, boutique shops and more. A monthly market showcases a variety of local businesses, alongside occasional live entertainment for all the family to enjoy.

Lang Town and Country highly recommend an internal inspection to fully appreciate not only this charming and beautifully presented apartment, but also the exceptional lifestyle that Royal William Yard has to offer.

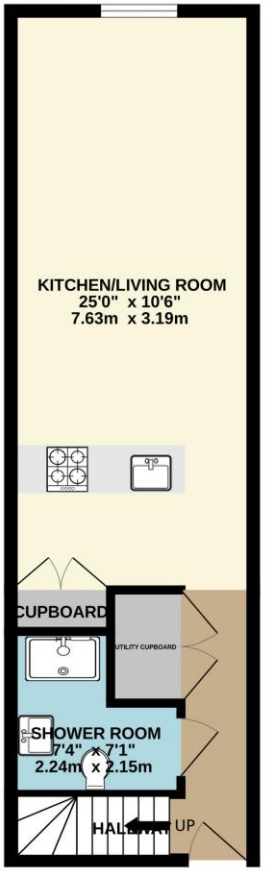
We understand the apartment is held on Lease with 100 years remaining and subject to a service charge of approximately £7152 per year, but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on 01752 200909.

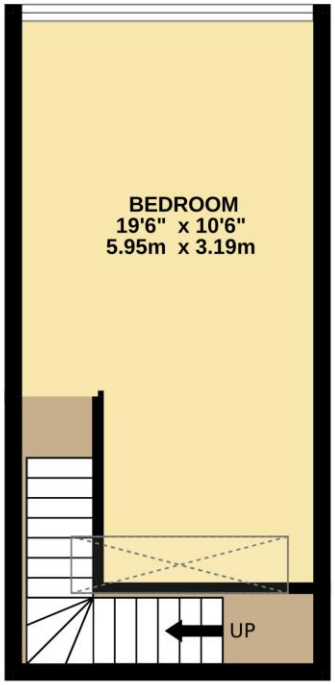


MILLS

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

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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