



8 Royal William Yard, Plymouth, PL1 3QQ

£220,000 LEASEHOLD EPC: EXEMPT

**ATWELL
MARTIN**
ESTATE AGENTS



Brewhouse

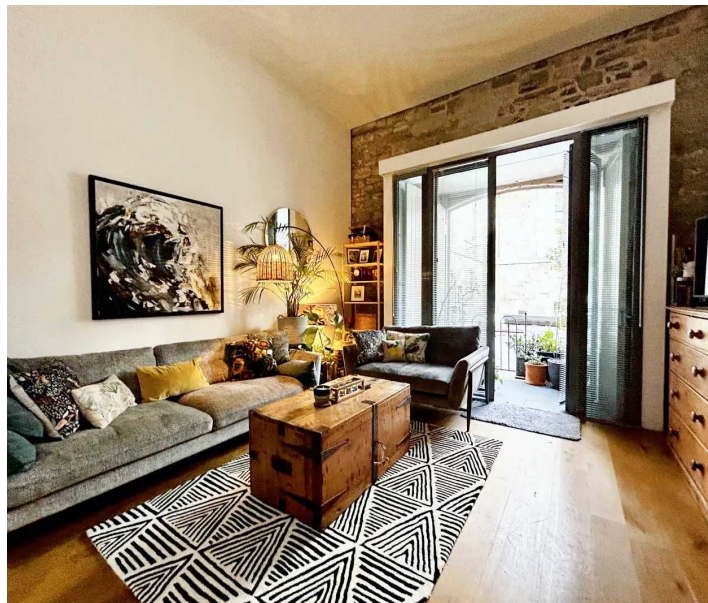
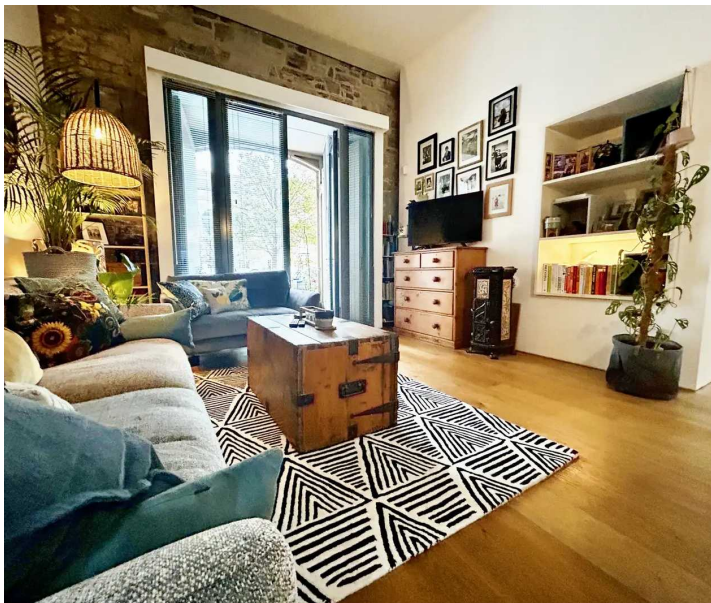
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Presenting this exquisite 1 bedroom ground floor apartment, located within a Grade 1 listed building. This stunning property boasts a contemporary design blended harmoniously with historical integrity.

Council Tax band: B

Tenure: Leasehold

- Grade 1 Listed
- Ground Floor Apartment
- Open Plan Living
- Utility
- Mezzanine Level
- Large Double Bedroom
- Ample Storage



Brewhouse

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As you step through the front door, the open plan living space greets you with an abundance of natural light flooding through the generously sized windows, casting a warm and inviting atmosphere. The living area seamlessly connects to the kitchen and dining area, creating an optimal entertaining space.

A utility room tucked away neatly provides convenience and practicality. Ascending to the mezzanine level, you will find additional versatile space, suitable for a home office or a relaxation corner. The large double bedroom offers comfort and tranquillity, and is accompanied by ample storage for all your needs.

Meticulously restored, this property features a myriad of architectural details that enhance its character, including high ceilings, and original features. The captivating blend of history and contemporary design within this Grade I listed building is truly a masterpiece.

Located in the prestigious Royal William Yard, this apartment offers access to an array of outstanding amenities, including coffee shops, restaurants, and boutique shops. With historical significance and modern convenience seamlessly combined, this property is a true gem that must be seen to be fully appreciated.





GARDEN

Access to a small outdoor terrace via the large double doors in living room.

Allocated Parking

1 Parking Space

An allocated space is available for an additional annual/quarterly fee.

Tenure & Services

Tenure: Leasehold

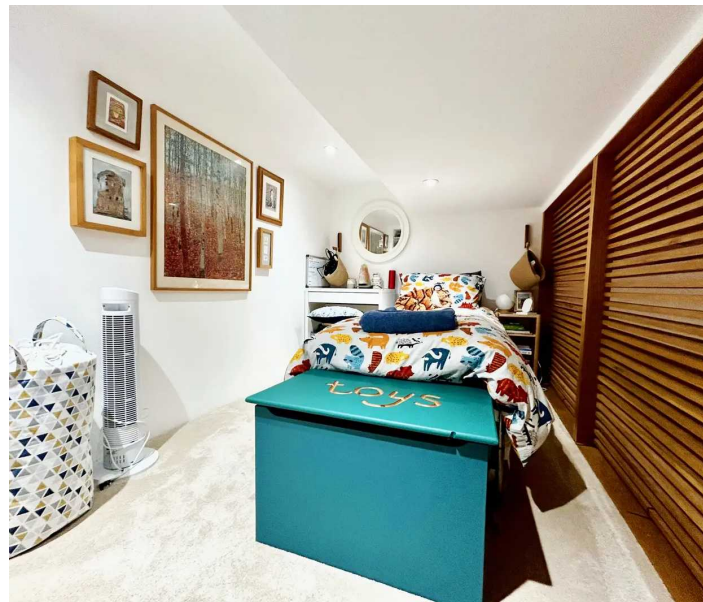
Lease Length: 100 Years

Service charge: £2400 per annum

Ground rent: Peppercorn

Council Tax Band: B

EPC: Exempt



Ground Floor

Approx. 49.3 sq. metres (530.8 sq. feet)



First Floor

Approx. 8.7 sq. metres (94.0 sq. feet)



Total area: approx. 58.0 sq. metres (624.8 sq. feet)



Atwell Martin

Atwell Martin, 65 Southside Street – PL1 2LA

01752 202121

plymouthsales@atwell-martin.co.uk

plymouth.atwellmartin.co.uk/

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