



Clarence, Royal William Yard, Plymouth, PL1 3PA

£300,000 LEASEHOLD



## Clarence

Royal William Yard, Plymouth, PL1 3PA

Luxury loft duplex apartment in Grade 1 listed Royal William Yard, Plymouth. Features oak flooring, 2 beds, 3-pc bathroom, original stone walls, Velux windows with stunning views. Holiday lets allowed. Offers modern living with historic charm in a vibrant waterfront setting. Council Tax band: E

Tenure: Leasehold

- Grade 1 Listed Loft Style Duplex Apartment
- Solid Oak Flooring
- Holiday Lets Permitted
- Far Reaching Views Across Mount Edgcumbe & Up the River Tamar
- Two Double Bedrooms
- Three Piece Bathroom Suite
- Allocated Parking
- Electric Velux Windows
- Original Character Stone Walls
- Royal William Yard Location

# Clarence

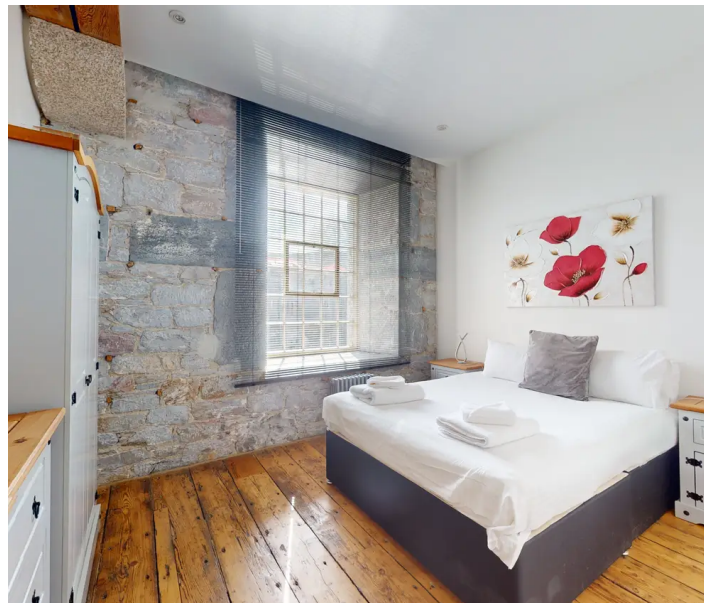
Royal William Yard, Plymouth, PL1 3PA

Nestled within the prestigious waterfront setting of Royal William Yard, this exceptional Grade 1 listed loft style duplex apartment offers a unique opportunity to reside in a historic and vibrant location. Boasting solid oak flooring throughout, the property features two double bedrooms, a pristine three-piece bathroom suite, and original character stone walls that exude charm. The apartment's exceptional layout showcases electric Velux windows that invite natural light to illuminate the space, while granting far-reaching views across Mount Edgumbe and up the River Tamar. With the added benefit of holiday lets permitted, this residence presents a blend of modern convenience and heritage, making it a true gem in Plymouth's real estate landscape.

With the added touch of Royal William Yard's ambience and amenities at your doorstep, this home embodies a harmonious blend of history, luxury, and modern living, creating a haven that is truly unmatched in its appeal.

Council Tax band: E

Tenure: Leasehold





**Allocated parking**

1 Parking Space

**Tenure & Services**

**Tenure:** Leasehold

**Service Charge:** £4,000 per annum

**Ground Rent:** Peppercorn

**Lease Length:** 100 years

**Council Tax Band:** E

**EPC:** Exempt



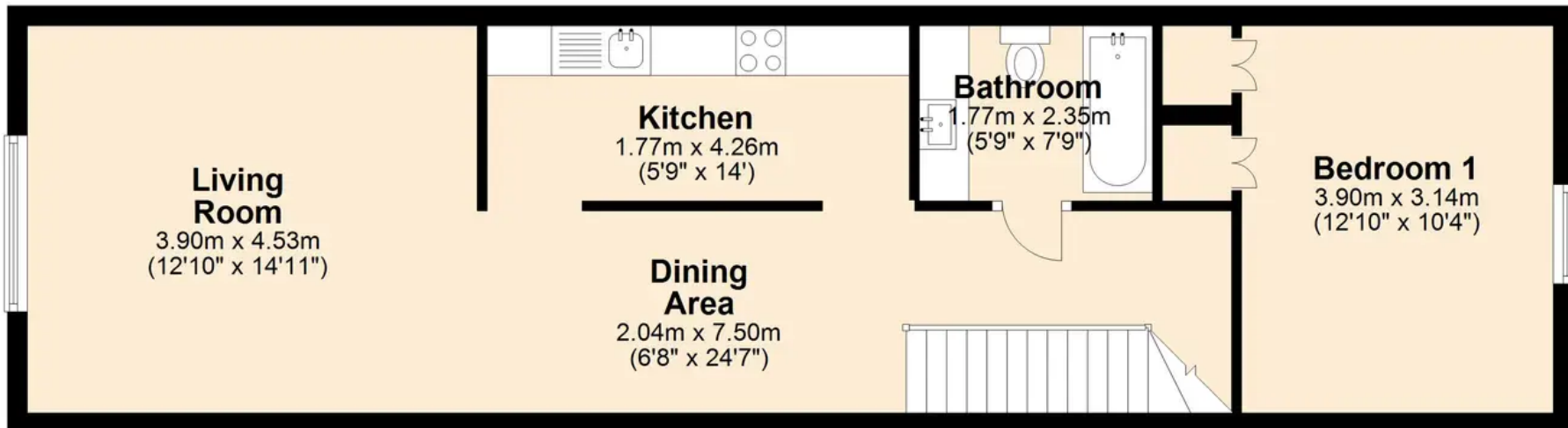
## First Floor

Approx. 26.9 sq. metres (289.2 sq. feet)



## Second Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



Total area: approx. 86.8 sq. metres (934.8 sq. feet)



## Atwell Martin

Atwell Martin, 65 Southside Street – PL1 2LA

01752 202121

[plymouthsales@atwell-martin.co.uk](mailto:plymouthsales@atwell-martin.co.uk)

[plymouth.atwellmartin.co.uk/](http://plymouth.atwellmartin.co.uk/)

Atwell Martin Plymouth endeavour to ensure the accuracy of property details produced and displayed. Please note that 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. It is imperative that the buyer of any property makes such checks, prior to purchase so as to satisfy themselves of the properties suitability for their purchase. .