



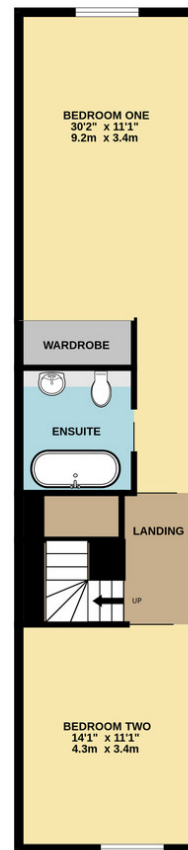
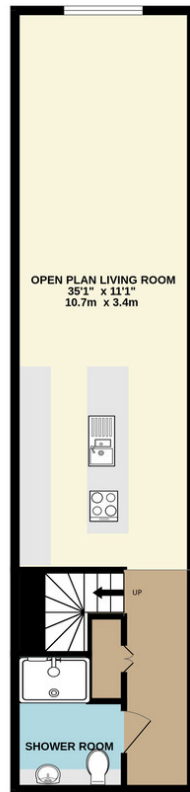
## 78 Mills Bakery | Royal William Yard | Plymouth | PL1 3GD Guide £260,000-£280,000

This duplex apartment is located within Mills Bakery and enjoys views of the River Tamar.

The stylish and modern accommodation retains a plethora of original features and consists of an internal hallway, family bathroom and open plan kitchen/dining/living room on the entrance level with stairs ascending to the master bedroom with en-suite and a further double bedroom.

Royal William Yard is the historic waterside development in Plymouth, situated on a 15-acre site with its own marina and dramatic views across the river Tamar, it was originally constructed between 1825 and 1831 as a British Navy victualling facility which is where the navy's food, drink and supplies were processed.

- Two Double Bedrooms
- Open Plan Kitchen / Living Room
- Shower Room
- En Suite Bathroom Room
- Stunning Water Views
- Gated Development
- Historic Period Building



## Contact Details

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements