



Clarence, 10 Royal William Yard, Plymouth, PL1 3PA

£275,000 LEASEHOLD EPC: EXEMPT





Clarence

Royal William Yard, Plymouth

Luxurious 2-bed ground floor apartment in prestigious Clarence building at Royal William Yard. Meticulously designed with historical charm and modern elegance. Grade 1 Listed, offering unique historical significance. Right to Park arrangement included. Experience luxury living in a coveted Plymouth location adorned with vibrant amenities.

- Two Double Bedroom Ground Floor Apartment
- Situated in Clarence, which forms part of the award winning Royal William Yard by Urban Splash
- The property offers two double bedrooms, a good sized bathroom and an open plan living room and kitchen
- The property feels particularly spacious due to the enhanced floor to ceiling height whilst also offering a wealth of storage options
- Clarence is a Grade 1 Listed Building and the listing can be found at: <https://historicengland.org.uk/listing/the-list/list-entry/1378527>
- The Royal William Yard is home to a wealth of bars, restaurants and boutiques whilst also offering residents open space and access to the foreshore and Devils Point
- This Leasehold Property comes with a Right to Park arrangement with SIP car Parks

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Upon entering, you are greeted by a meticulously designed layout that seamlessly integrates two double bedrooms, a generously proportioned bathroom, and an inviting open-plan living room and kitchen area. The heightened floor-to-ceiling expanse not only amplifies the sense of space but also ensures ample storage solutions to cater to your needs.

Clarence, a Grade 1 Listed Building, stands as a testament to architectural finesse, with its historical significance further accentuated by the meticulous detailing of renowned Architect Sir John Rennie in 1832. Steeped in history yet embracing modernity, this residence offers a unique opportunity to own a piece of the past while relishing in contemporary comforts.

A Leasehold Property, this apartment boasts the added convenience of a Right to Park arrangement with SIP car parks, ensuring hassle-free parking for residents. Located on the Stonehouse Peninsula, the Former Royal Naval Victualling Yard invites you to indulge in a lifestyle defined by luxury and convenience.



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Tenure & Services

Tenure: Leasehold

Lease Length: 102 years

Service Charge: £4106.36 per annum

Ground Rent: £0

Council Tax Band: D

EPC: Exempt





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