



Clarence, Royal William Yard, Plymouth, PL1 3PA

£310,000 LEASEHOLD EPC: EXEMPT

**ATWELL  
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ESTATE AGENTS





## Clarence

Royal William Yard, Plymouth, PL1 3PA

Introducing this exquisite grade 1 listed loft style duplex apartment, boasting spectacular far-reaching views towards Mount Edgumbe and down the River Tamar. Nestled within a highly sought-after location, this stunning property presents an opportunity to own a truly unique 2 bedroom apartment, with numerous impressive features to delight the most discerning of buyers.

Council Tax band: E

Tenure: Leasehold

- Far Reaching Views Towards Mount Edgumbe & Down the River Tamar
- Grade 1 Listed Loft Style Duplex Apartment
- Holiday Lets Permitted
- Original Solid Oak Flooring
- Original Character Stone Walls
- Electric Velux Windows





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As you head upstairs, you are greeted by an open plan living area, bathed in natural light, courtesy of the electric Velux windows that grace the ceilings. The original solid oak flooring adds a touch of elegance, while the original character stone walls exude charm and history. This harmonious blend of contemporary design and timeless features creates a captivating atmosphere that is both welcoming and invigorating.

Just off the living space, you will find a well-equipped kitchen, complete with modern appliances and ample storage. This functional space offers the perfect setting to unleash your culinary creativity, while the adjacent dining area provides an idyllic spot for intimate gatherings or entertaining friends.

The apartment comprises two generously sized double bedrooms, both exuding comfort and restfulness. Imagine waking up to breathtaking views of the picturesque surrounding landscape every morning. These tranquil havens offer a peaceful retreat, allowing you to relax and rejuvenate after a long day.





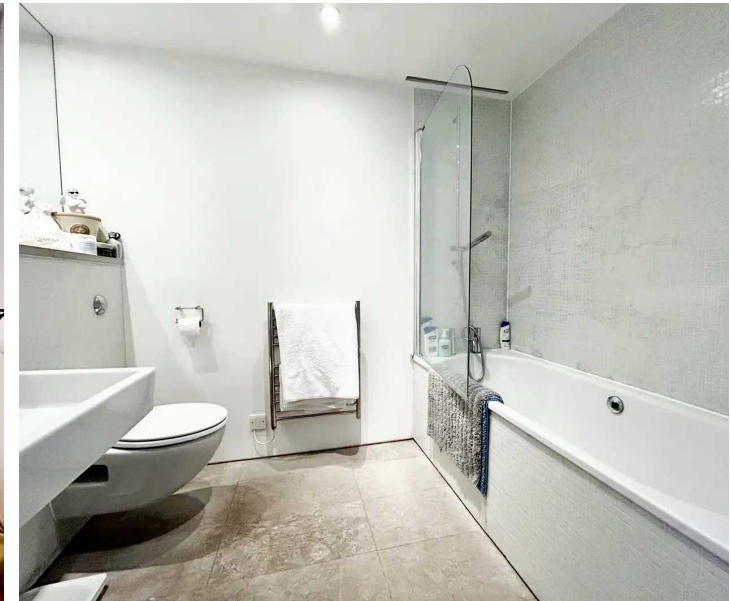
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Additionally, this exceptional apartment benefits from the flexibility of holiday lets. Take advantage of the thriving tourism industry in the area, enabling you to augment your investment and maximise your return.

Situated within a highly desirable location, this property offers residents the best of both worlds – a serene retreat from the fast pace of city life, while simultaneously providing easy access to all modern conveniences. Explore the charming nearby villages, indulge in a leisurely stroll along the riverbank, or immerse yourself in the rich history and culture of the region.

In conclusion, this grade I listed loft style duplex apartment presents a unique opportunity to own a truly exceptional property. Boasting breathtaking views, original character features, and the convenience of allocated parking, this two-bedroom apartment is perfect for those seeking a home that seamlessly blends modern design with historical detail. Do not miss your chance to own a piece of this remarkable development. Contact us today to arrange a viewing and embark on your journey towards experiencing this captivating property in person.





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## Tenure & Services

Tenure: Leasehold

Lease Length: 100 years

Service Charge: £4000 approx.

Ground Rent: Peppercorn

EPC: Exempt Grade I Listed

Council Tax Band: E









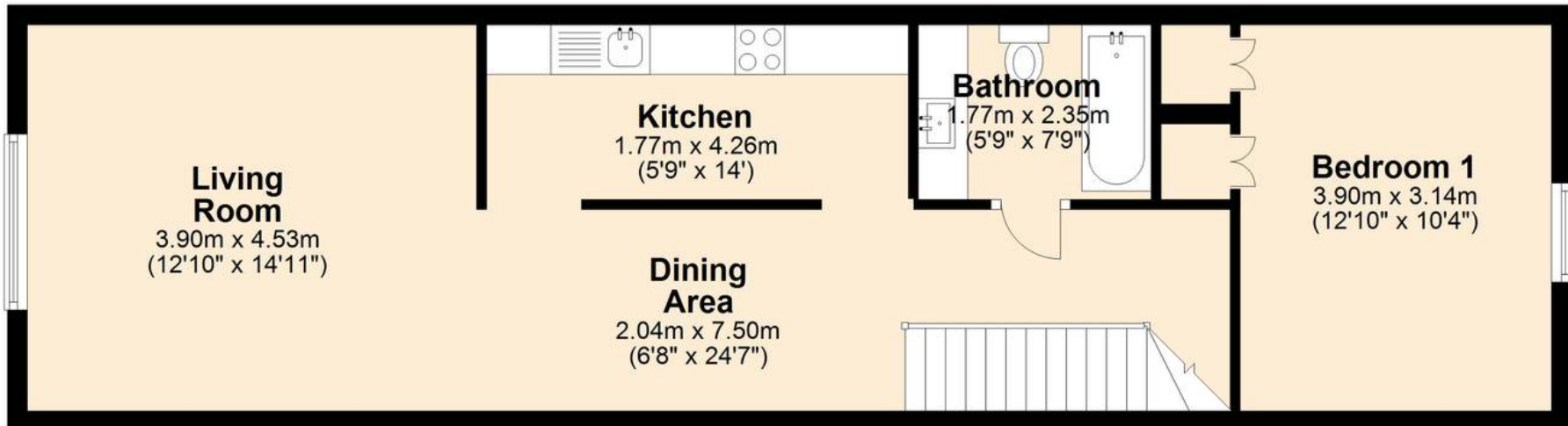
## First Floor

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

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