



Clarence, Royal William Yard, Plymouth, PL1 3PA

Guide Price **£195,000**



Clarence, Plymouth

Ground floor property in Royal William Yard with open plan lounge/kitchen/diner, bedroom, shower room, and utility cupboard. Stunning waterfront location with amenities, events, and water taxi service. Leasehold with parking permits available.

Council Tax band: TBD

Tenure: Leasehold

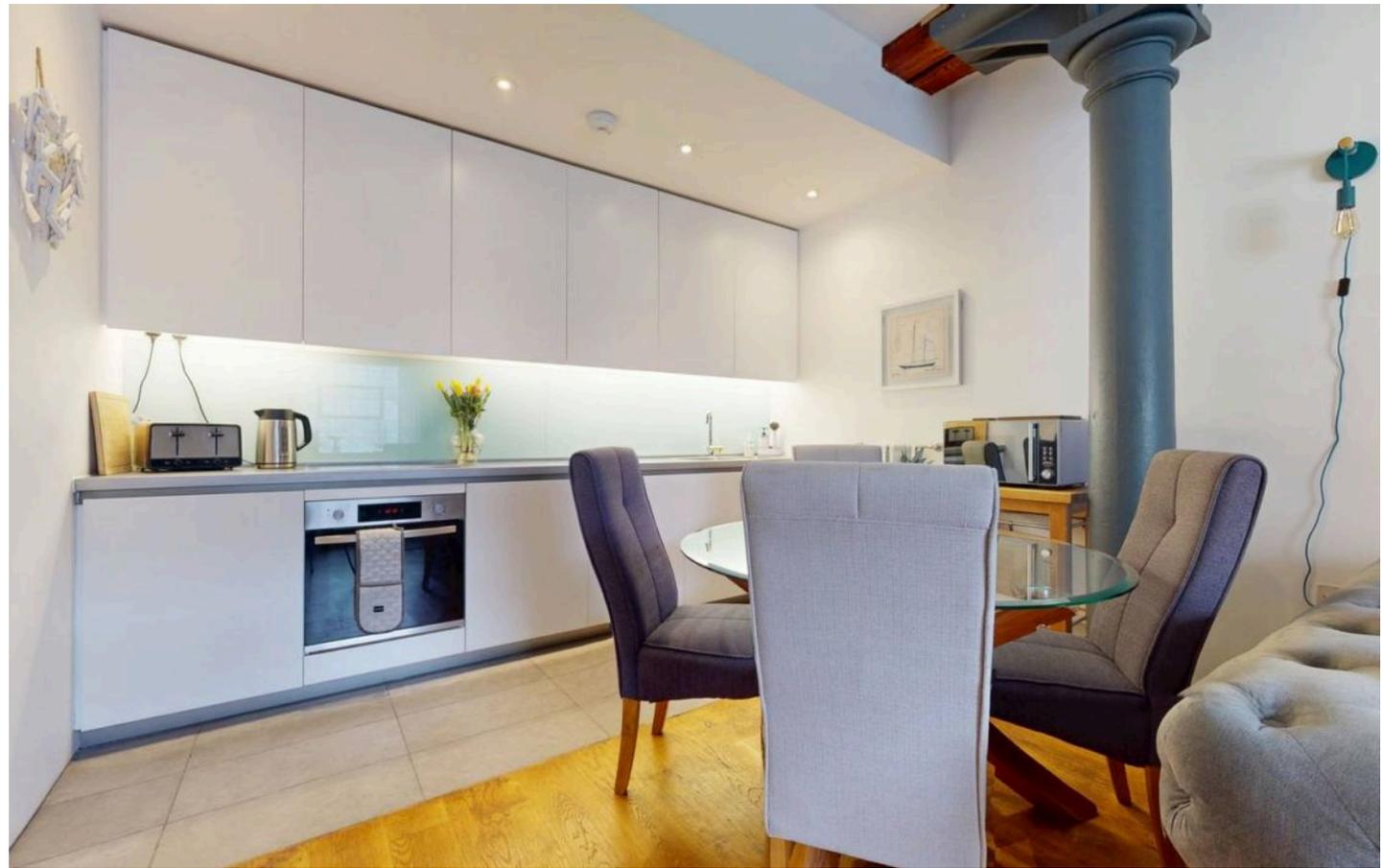
- Large Double Bedroom
- Holiday Lets Permitted
- Utility Cupboard
- Obscured Views Over The River Tamar & Mount Edgumbe
- Solid Oak Flooring
- Grade I Listed
- Floor to Ceiling French Doors
- Open Plan Reception Room



Clarence, Plymouth

Located on the ground floor, you enter the property through a solid wood door which opens into the hallway. The hallway opens up into the open plan lounge/kitchen/diner and gives access to the bedroom, shower room and utility cupboard. The hallway has a solid oak floor and a decorative period post. The utility cupboard has plumbing for a washer/dryer and the heat exchanger unit. There is space for a range of shoes and coats and everyday household items. The open plan reception room has a window to the front elevation, with a feature granite wall and solid oak flooring. Within the kitchen area is a tiled floor, with a range of wall and base mounted units, complete with a stainless steel work surface over. Within the kitchen, there is an integral under counter fridge and freezer, plus an electric cooker with an electric hob over, with extractor over again. There is a double sink with a mixer tap over and a glass splashback to finish. The bedroom has dual aspects to the rear and side elevation and has a door which gives separate access to the rest of the Royal William Yard. There is space for a range of bedroom furniture and has beautiful exposed granite walls. There is an obscured view over the River Tamar and out across to the Mount Edgcumbe. The shower room has a walk in shower, plus a square hand wash basin and a low level w/c. The shower room has a heated towel rail and a tiled floor to finish.

The Royal William Yard is an outstanding waterfront development of one of the finest collections of maritime buildings in Britain. The Yard is situated on a 15-acre site with dramatic views across Plymouth Sound, providing a beautiful place in which to live and boasts a fine array of eating establishments, boutiques, art gallery, wine bar and various other businesses in this historic setting. The



LOCATION

The Royal William Yard is an outstanding waterfront development of one of the finest collections of maritime buildings in Britain. The Yard is situated on a 15-acre site with dramatic views across Plymouth Sound, providing a beautiful place in which to live and boasts a fine array of eating establishments, boutiques, art gallery, wine bar and various other businesses in this historic waterside setting. There are a number of events held within the Yard, including the monthly Food Festival. Further development of the yard is currently taking place, to include a cinema and more eateries. The Royal William Yard also offers a water taxi service which runs to Mount Edgcumbe and Plymouth's Historic Barbican. The water taxi can be then used to enjoy Mount Batten or alternatively a short walk up to Plymouth Hoe.

TENURE & SERVICES

Tenure & Services Tenure – Leasehold Lease Length – 110 Years Service Charge & Ground Rent – £2849.24 Approx per annum Services – Mains Electricity, Water & Drainage. The heat exchanger unit is gas powered Parking – Permits Provided by SIP (Additional Annual Charge) Council Tax Band – C EPC – Exempt

THE PROPERTY

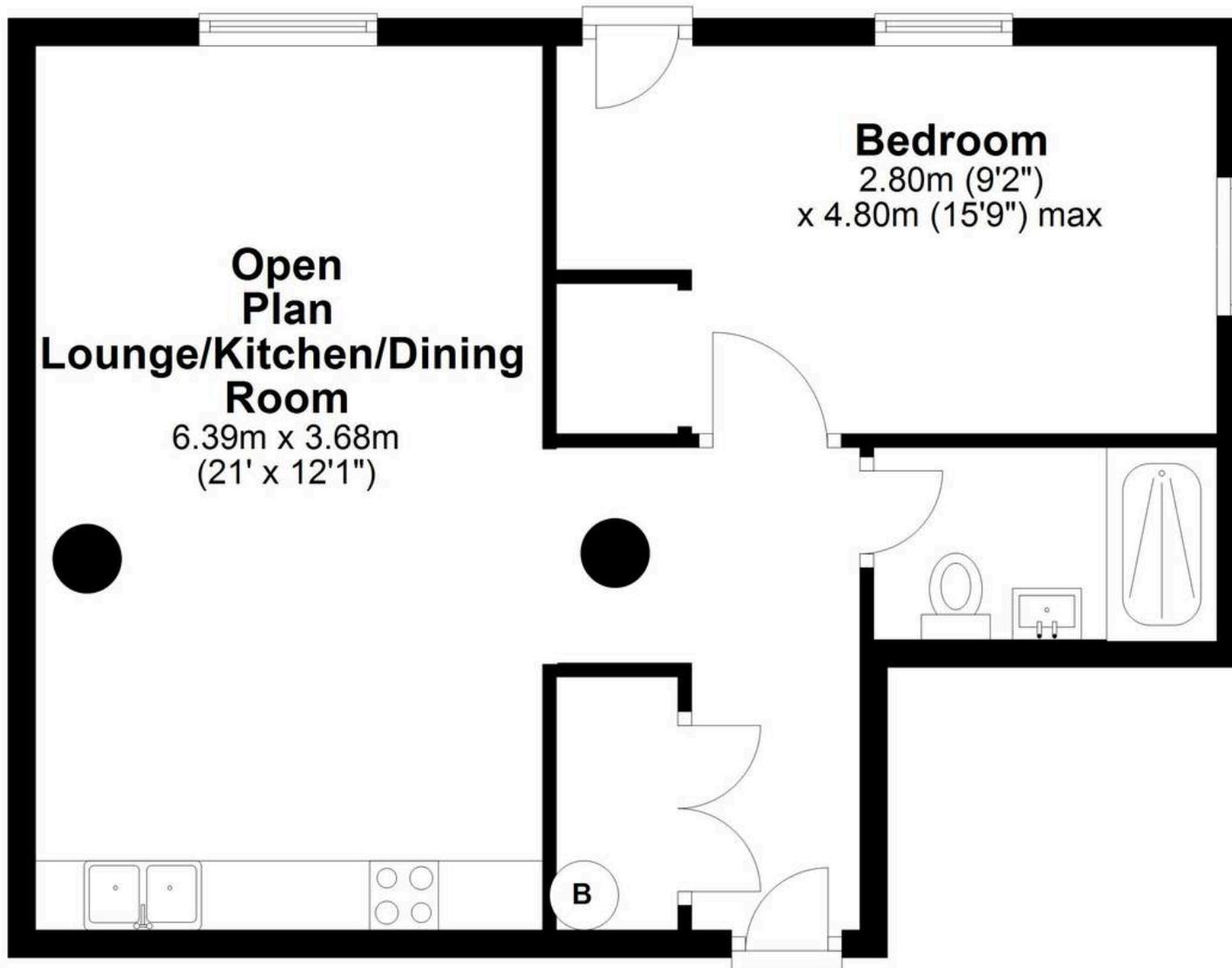
Located on the ground floor, you enter the property through a solid wood door which opens into the hallway. The hallway opens up into the open plan lounge/kitchen/diner and gives access to the bedroom, shower room and utility cupboard. The hallway has a solid oak floor and a decorative period post. The utility cupboard has plumbing for a washer/dryer and the heat exchanger unit. There is space for a range of shoes and coats and everyday household items. The open plan reception room has a window to the front elevation, with a feature granite wall and solid oak flooring. Within the kitchen area is a tiled floor, with a range of wall and base mounted units, complete with a stainless steel work surface over. Within the kitchen, there is an integral under counter fridge and freezer, plus an electric cooker with an electric hob over, with extractor over again. There is a double sink with a mixer tap over and a glass splashback to finish. The bedroom has dual aspects to the rear and





Ground Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 49.4 sq. metres (531.4 sq. feet)

Clarence, Royal William Yard, Plymouth



Atwell Martin

Atwell Martin, 65 Southside Street - PL1 2LA

01752 202121

plymouthsales@atwell-martin.co.uk

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. .

