

80 Mills Bakery, Royal William Yard, Plymouth, PL1 3GD

- Third Floor Studio Apartment
- Well Equipped Kitchen
- Gas Central Heating
- Grade I Listed Waterside Development
- Separate Bedroom Area
- Utility Cupboard
- Open Plan Living Room
- Shower Room/WC
- Lift and Stair Access

LOCATION

The Royal William Yard is the most exciting mixed-use development in Plymouth, situated on a 15-acre site with dramatic views across Plymouth Sound. Superbly located, the Royal William Yard provides a breathtaking place in which to live and boasts an array of eating and drinking experiences, along with a hairdressers and art gallery.

DESCRIPTION

There is lift and stair access from the secure communal entrance hall to the third floor with a solid oak door to the apartment. The front door opens into an attractive open plan living room with two windows over looking the courtyard, oak floorboards, exposed stone walls and a vaulted ceiling with skylight over the mezzanine area. The well equipped kitchen area boasts a slate floor and white base and wall units with dark work surfaces over and integrated oven, hob with cooker hood over and fridge. Double doors give access to the utility cupboard with plumbing for a washing machine and useful storage.

The bedroom area is separated from the living room by a freestanding partition and has a window to the courtyard, oak floor and stone walls. The shower room/WC features a contemporary suite comprising tiled shower cubicle with glass screen, wash hand basin and WC together with heated towel rail and large fitted mirror.

SERVICES/TENURE

Tenure: Leasehold 125 Years from 24th June 2001.

Service Charge: £2,185.44 per annum.

Ground Rent: £250.00 per annum.

Mains Water, Electricity and Drainage.

Council Tax Band: C

Viewing strictly by appointment

Call Atwell Martin on 01752 202121

or plymouthsales@atwellmartin.co.uk

atwellmartin.co.uk



80 Mills Bakery

Approximate Gross Internal Area = 57.8 sq m / 622 sq ft

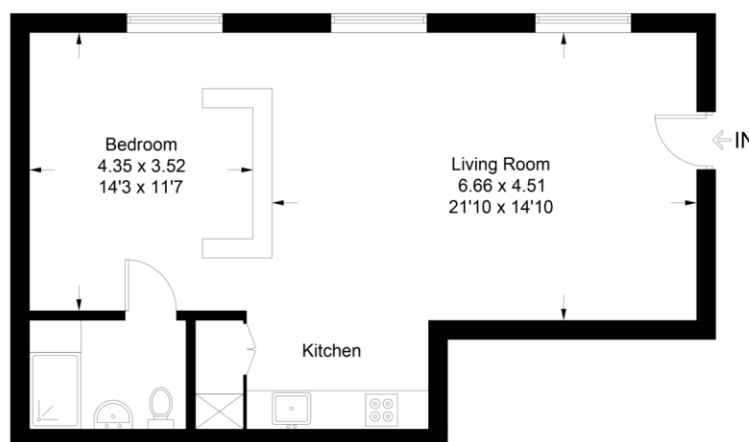


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID373046)

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Atwell Martin has the authority to make or give any representation or warranty in respect of the property.