SITUATION
Royal William Yard boasts a deeply impressive waterfront and natural harbour with its Georgian Naval architecture. Plymouth has a vibrant city culture but is also in close proximity to some of the most beautiful countryside and coastline that Devon and Cornwall both have to offer. The city is easily accessible from the A38 with excellent transport links including National Rail Lines, Cross Channel Ferries directly from Plymouth and Exeter Airport just 50 minutes drive away. Britain’s Ocean City really does live up to its branding; renowned for its marine facilities, The National Marine Aquarium, The Barbican, International Ferry Port, Dockyard and some of the finest sailing waters in the country. Other facilities include Plymouth University, The Plymouth College of Art & Design, Theatre Royal, Life Centre and the soon to be completed Box Museum/Gallery. The City hosts a full range of shopping, cultural and sporting facilities that are being further invested in as the city prepares for its Mayflower Year in 2020.

DESCRIPTION
Number 3 Clarence Building is a one double bedroom waterside apartment in the Royal William Yard, named after King William IV, Royal William Victualling Yard was originally designed and built for the Royal Navy by Sir John Rennie in the early 1800’s. Clarence is just one of the beautifully restored and impressive Grade 1 listed buildings at the heart of the vast 15 acre site with views over the River Tamar and Mount Edgecombe. The building retains many of its original features including exposed walls, timber beams and feature windows complimented by contemporary infrastructure. Royal William Yard is arguably one of the most affluent developments in Britain’s Ocean City, providing a fine array of eating establishments, boutiques, art gallery, wine bar and various other businesses.

ACCOMMODATION
Entering into Clarence building through the security door the corridor lined with flagstones will lead you to apartment 3. A heavy Solid wood door complimented by the solid wood flooring throughout greet you on entrance. There is plenty of hidden storage in the entrance hall which also has plumbing for a washing machine. A fully tiled modern bathroom with shower over bath, large vanity mirror above wash hand basin, wc and characterful structural pillar. The Master bedroom is a good size double with impressive views over the River Tamar and to Mount Edgecombe, wooden beams, granite corbels add character and built in floor to ceiling wardrobes provide plenty of storage. High ceilings and large windows allow light to flow through and aid the feeling of space. The Sitting/Dining room also with views of the River Tamar has ample space for a dining table and soft furnishings. The galley style kitchen with opaque glass offering separation from the living space is fitted with modern flush fitting white units and contrasting aluminium worktops, built in electric hob, single oven, integral under counter fridge freezer and tiled floor. 3 Clarence building is in the fortunate position of having a designated parking space and no restrictions on holiday or long term letting of the property. It would make a perfect property for holiday letting or as a BTL investment

SERVICES
Mains gas, electricity, water and drainage. Broadband.
Service charge - £1915.20 inc ground rent

DIRECTIONS
Satallite Nav - PL1 3PA

Guide Price £190,000
TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Please Note: This floor plan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.
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