



49 Brewhouse



49 Brevhouse

Royal William Yard, Plymouth, Devon, PL1 3QQ

Plymouth Centre 1.9 Miles. Exeter Centre 45.6. Miles Polperro 26.4 Miles.

A stunning one bed, open plan waterside apartment in the historic and popular Royal William Yard.

- Royal William Yard
- Stunning Waterside Views
- Mezzanine
- Characterful and Modern
- One Bed Apartment
- Open Plan Layout
- Historic Building

Guide Price £225,000

SITUATION

Royal William Yard is a Grade 1 listed former Navy victualling yard, with fantastic water views and Naval architecture. The 15 acre site houses many bars, restaurants, and boutique shops and in 2013 a section of the South West Coastal Path was added to link up Devil's point and the Cremyll ferry. The Royal William Yard 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

49 Brevhouse is a Large second floor apartment with the living area split over two floors looking onto the marina 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. The Brevhouse is just one of the beautifully restored and impressive Grade 1 listed buildings at the heart of the vast 15 acre site. 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

An elegant and spacious second floor apartment spread over two floors with views over the marina and to the opposite side of the quadrangle. The apartment has a large entrance lobby with full height storage and a downstairs wc, leading into the sitting room which is light and airy, Oak flooring throughout, wooden beams complimented by granite stone work and semicircle feature windows offering the views. The dinning room leads off with a semi open plan feel, walled in Red brick and offers a large area for dinning and entertaining. The galley style kitchen is finished in a contemporary flush fitting off white design with contrasting aluminium worktops and shielded from the dinning area with floor to ceiling opaque glass.

Wood stairs lead to the airy study area or possible second bedroom and the wooden flooring is continued throughout this level. The main bathroom leads form the study area and is the modern theme is continued, a shower over bath set up which is tiled from floor to ceiling and large vanity mirror.

The master bedroom has character with wooden beams and flooring with light flowing through from a bank of velux style windows offering great views of the marina.

SERVICES

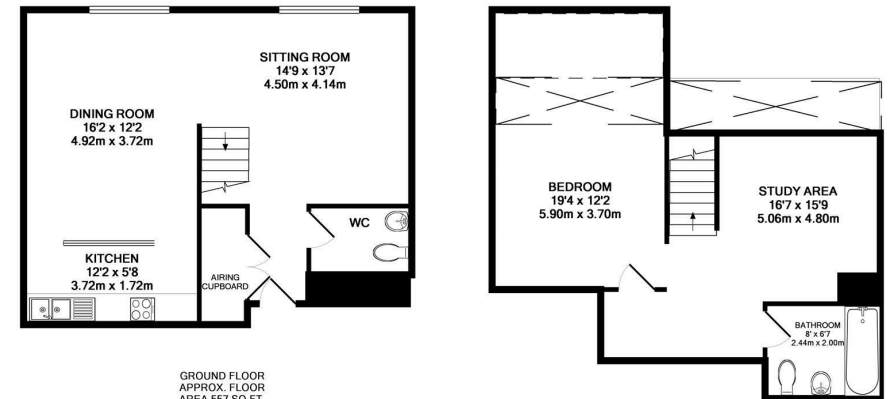
Mains Drainage. Mains Water. Mains Electricity. Broadband.
Lease term 125 years (from 2001) approx 106 years remaining.
There is an allocated parking space which costs approx £600 plus VAT per yr. Maintenance charge including ground rent approx £3500.00pa

DIRECTIONS

Sat Nav - PL1 3QQ



These particulars are a guide only and should not be relied upon for any purpose.



GROUND FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1064 SQ.FT. (98.8 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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