



Flat 26, Mills Bakery, Royal William Yard,
Plymouth, Devon, PL1 3GD

Price £319,000



Mills Bakery' is located within the historic Grade 1* listed Royal William Yard, conveniently positioned on the Stonehouse Peninsula, with easy access to Plymouth City Centre, the historic Hoe and a variety of marinas. The development boasts an array of restaurants and bars as well as an art gallery, hairdressers, a boutique and more. The Royal William Yard also hosts a monthly market with a wide range of companies selling their product and the occasional live entertainment for the kids. Converted by award winning developers Urban Splash in 2009, 'Mills Bakery' is an iconic building within the development and features a selection of 1-, 2-, and 3-bedroom apartments.

Lang Town and Country are delighted to present to the market this beautifully presented apartment in the ever popular, Mills Bakery, Royal William Yard. This attractive level apartment is situated on the 1st floor and is accessible via a lift or stairs.

From the Quayside entrance of the building a residents' entrance leads into an inner lobby with lift and stairs to all floors. A stunning first floor landing with mailboxes and corridor leading to the apartment. 'Apartment 26' front door opens into the reception hall leading through to the living/dining room featuring a pair of original windows with deep sills and attractive views of the inner basin, westerly aspect past The Brewhouse and up the Tamar Estuary. An impressive kitchen with island bar housing sink, integrated appliances to include BOSCH dishwasher, electric hob, counter rise extractor, floor to ceiling wall units with integrated Hotpoint oven and grill and larder fridge/freezer.

The master bedroom enjoys a glass curtain wall looking into the living area with fitted blinds and built-in wardrobes with push open and close. The second bedroom, which is ideal as a guest room or work from home office, has an original feature pillar. The shower room is beautifully fitted with slate tiled floor, sink, wall mounted WC and an enclosed walk-in shower. There is a useful storage/utility cupboard which houses the district heating exchange unit servicing heating and hot water and would be ideal for a washer/drier.

Lang Town would highly encourage an internal inspection of this most beautiful and charming apartment. The Royal William Yard is a truly wonderful place to live.

We understand the apartment is held on Lease with 103 years remaining and subject to a service charge of approximately £4,512 per year and an annual ground rent of approximately £395.00 The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on **01752 200909**.



FIRST FLOOR



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