



Apartment 74, The Brewhouse, 8 Royal William Yard, Stonehouse,
Plymouth, Devon, PL1 3QQ

Price £450,000

The Royal William Yard is a wonderful 8-acre site situated at Cremyll Point and enjoys magnificent views up the river Tamar and across to Cornwall. Originally constructed in 1824 under the supervision of the famous architect and engineer Sir John Rennie, the magnificent array of Grade I Listed, limestone and granite buildings occupy a fabulous waterside location and are at the heart of the regeneration of both Stonehouse and Plymouth. The Navy withdrew from the Yard in 1992 leaving these elegant and towering edifices which have been imaginatively regenerated by the renowned developers Urban Splash, who have an impressive record in reviving old, derelict, and interesting sites. The splendid local facilities include the nearby Devils Point, the Royal William Yard itself with galleries, restaurants, and a water taxi direct to the Barbican Mayflower Steps, a foot ferry to Cremyll and the Mount Edgcumbe Country Park, marina with berths available (subject to arrangements), local pubs, shops and regular public transport to the City Centre, approximately one mile distant

"Brewhouse" is a Grade I Listed building which has been imaginatively and sympathetically converted to provide a collection of 77 high specification luxury apartments. This historic building was once capable of producing 30,000 gallons of beer per day and has also been used as a store for rum, a torpedo workshop and finally became the headquarters for the Raiding Squadron of the Royal Marines. There is an impressive entrance known as the 'winter garden', lift access to all floors and a host of exposed features.

Apartment 74 is a truly magnificent residence. In brief, the property comprises of an entrance hall, downstairs shower room, a spacious storage cupboard which has plumbing for washer/dryer, and a stunning and well-proportioned open plan living room/dining room which is carpeted. There is a modern fitted kitchen with a range of gloss units and cupboards as well as a range of integrated appliances including fridge, dishwasher and oven and extractor hob. There is also a bedroom. From both the bedroom and open living area, there are stunning views from the arched windows of the river Tamar, and across towards Mount Wise and Ocean Court.

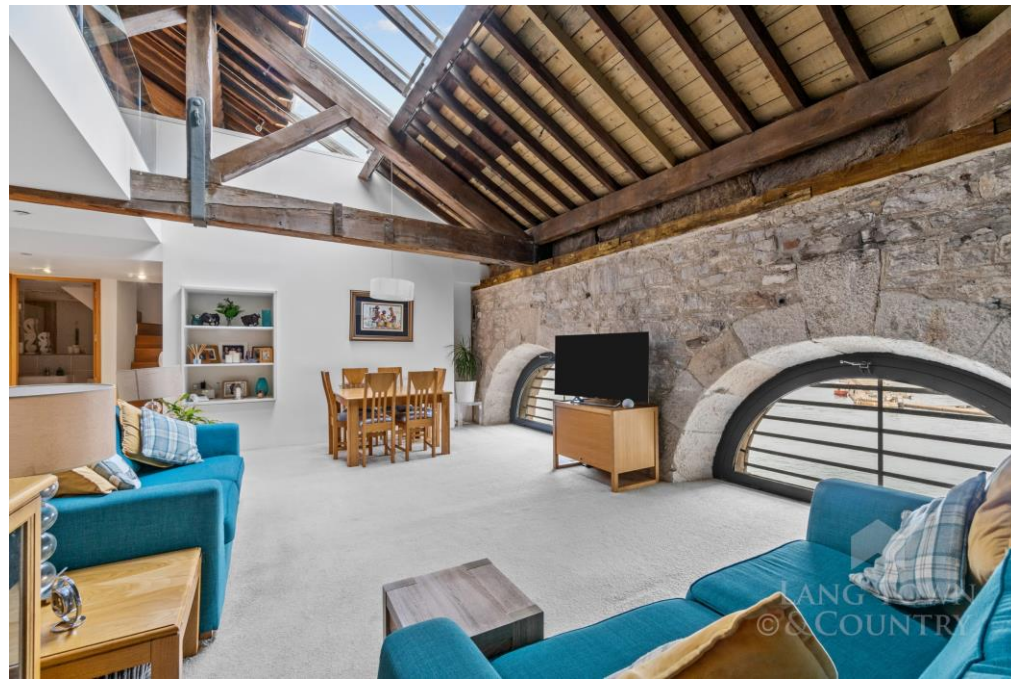
Stairs led up to a magnificent mezzanine floor which offers open plan living and sleeping space with en-suite facility, exposed timber beams and stone walls, skylights and glass panels overlooking the living area.

Outside, the quay side is designed for visitors and residents to enjoy and, importantly, the apartment has an allocated parking space which is subject to the annual parking fee.

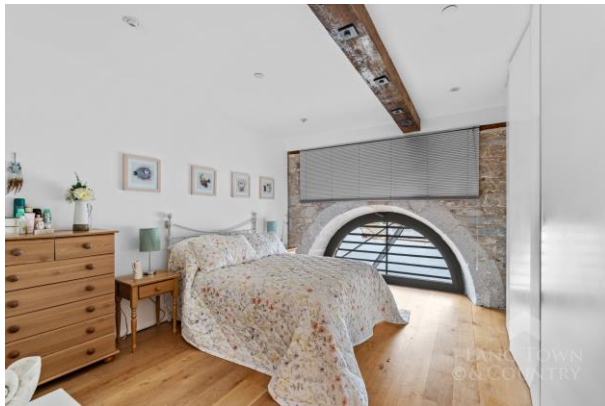
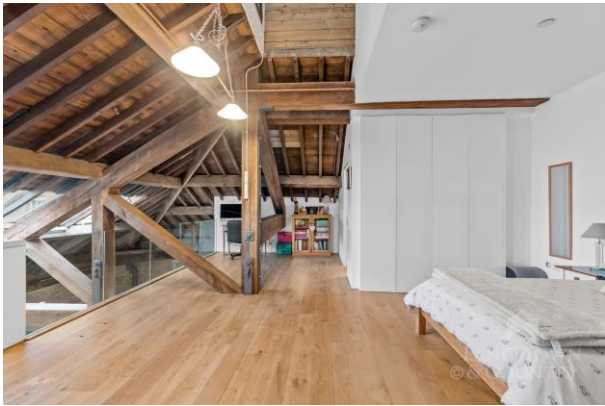
Lang Town and Country would highly encourage an internal inspection of this beautiful and very well-maintained apartment to appreciate the amazing apartment on offer.

LEASE INFORMATION

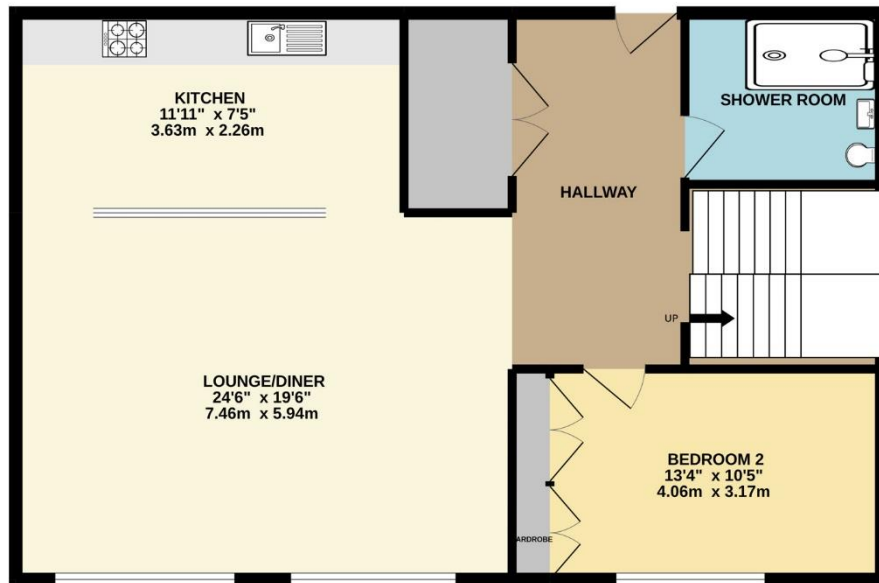
We understand the apartment is held on Lease with 103 years remaining and subject to a service charge of approximately £6007.94 per year. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification. Parking charges per year approximately £755.



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



LOWER FLOOR



MEZZANINE FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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