



Apartment 7, The Clarence, 10 Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3PA



## Guide Price £180,000



The Clarence is located at the renowned Royal William Yard, the development started by Urban Splash which has won a host of awards to date and is currently one of Plymouth's finest waterfront destinations. These stunning buildings form part of British maritime history and have a range of restaurants and art galleries which host events and exhibitions throughout the year.

Converted by award winning developers Urban Splash in 2009, 'The Clarence' is an iconic building within the development and features a selection of 1, 2, and 3 bedroom homes. There is an impressive entrance foyer with triple height atrium featuring exposed beams and columns with stairs leading to all floors.

Being offered to the market with vacant possession and no onward chain, Lang Town and Country are delighted to present to the market this most charming and deceptively spacious ground floor apartment. Solid oak door leads into the apartment entrance hall with deep storage cupboard, which is currently utilised as a utility area, housing the washing machine. There is a bedroom with fitted wardrobe and exposed natural stone feature wall. The family bathroom has an original feature pillar and low-level WC, hand basin, and bath with overhead shower.

The lounge/diner is a charming area with floor to ceiling doors leading out to an enclosed area perfect for potting plants or a table and chairs. It is enclosed by large and original feature doors which truly are a wonderful focal point.

The kitchen is partly separated with an opaque glass screen and has a range of integrated appliances. These include four ring electric hob with extraction fan over and an oven and grill below, fridge, freezer, sink, and a range of wall and base units.

Lang Town and Country would highly encourage you to view the video tour available on this charming apartment. Please Note: The vendor has requested completion of any potential transaction on the apartment to be no later than 31st March 2023.

We understand that permit parking can be purchased at an additional cost via the management company.

We understand the apartment is held on Lease with 103 years remaining and subject to a service charge of approximately £2,240.88 per year. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

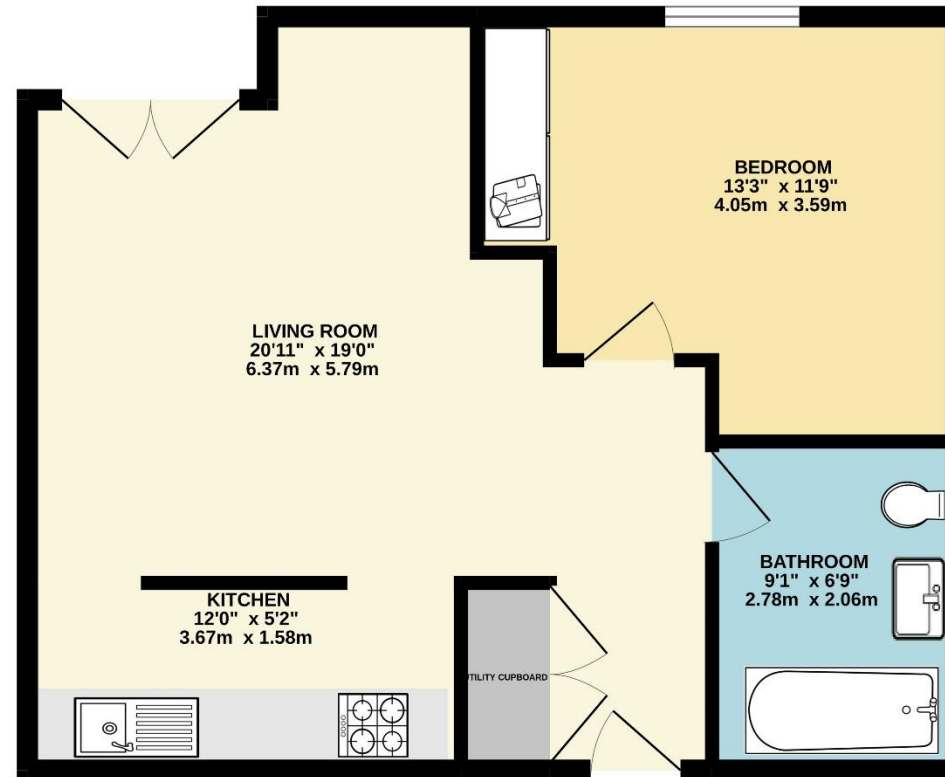


To view this property call Lang Town & Country Estate Agents on **01752 200909**





# GROUND FLOOR APARTMENT 523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.  
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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Lang Town & Country  
6 Mannamead Road  
Plymouth  
Devon  
PL4 7AA  
**01752 200909**  
waterside@langtownandcountry.com

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