



LANG TOWN
& COUNTRY

Apartment 58, The Brewhouse,
Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3QQ



£260,000

Lang Town and Country are delighted to present to the market this beautifully presented and most charming duplex apartment. This apartment is situated the 2nd/3rd Floor and can be accessed via a communal lift and a stairs case.

In brief, the property comprises; A spacious utility room which currently houses the washing machine, freezer and a clothes dryer under the boiler. This leads to an open plan living room/dining room with oak flooring. There is a modern fitted kitchen with a range of wall and base mounted units as well as a range of upgraded, integrated appliances including a new fridge, new dishwasher and a new oven and extractor hob. The current owner has removed the glass partition between the kitchen and dining area and added a high spec island with built in refuse storage, cutlery draws and wine racks, offering a more open plan space, perfect for hosting and entertaining.

Stairs then lead to the first floor where there is a good-sized bedroom where the current owner had added additional storage under the windows. There is also a mezzanine bedroom. Both bedrooms have oak flooring. There is also a family bathroom. Throughout apartment 58, there is a range of character features including exposed limestone walls and original timber beams. The apartment offers a homely yet contemporary feel.

The Royal William Yard appeals to a range of buyers who would enjoy a variety of shops, bars, a beauty clinic and brand new gym facilities on site. The vendor informs us that there is a communal bike storage area which the residents are entitled to use and 10% discount on annual and summer moorings, both subject to availability.

Lease Information

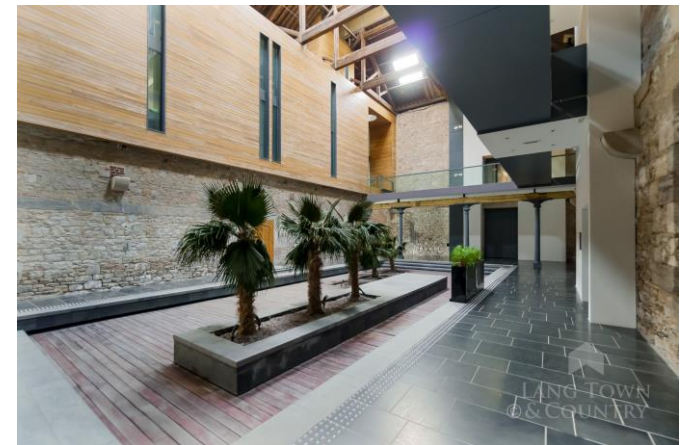
We understand the apartment is held on Lease with 103 years remaining and subject to a service charge of approximately £4,776 year and ground rent of £1. This information provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

Agents Note

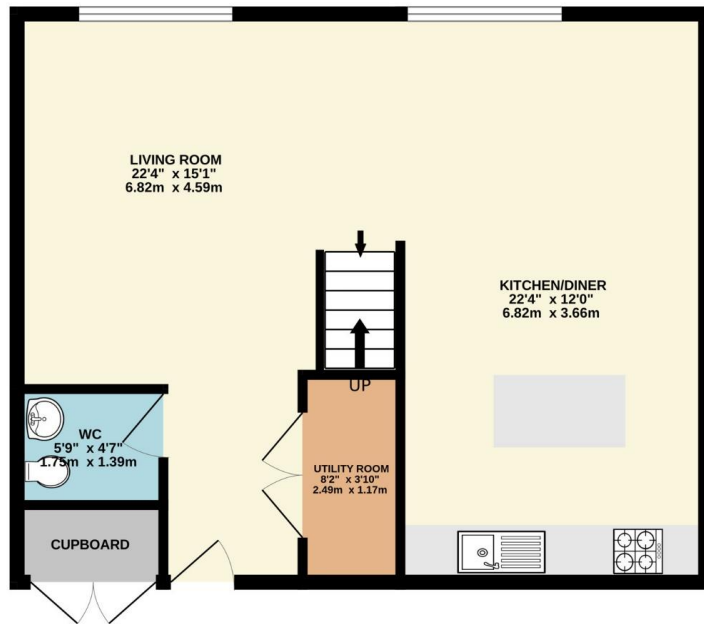
Lang Town and Country would highly encourage an internal inspection of this well-presented apartment to appreciate all it has to offer.



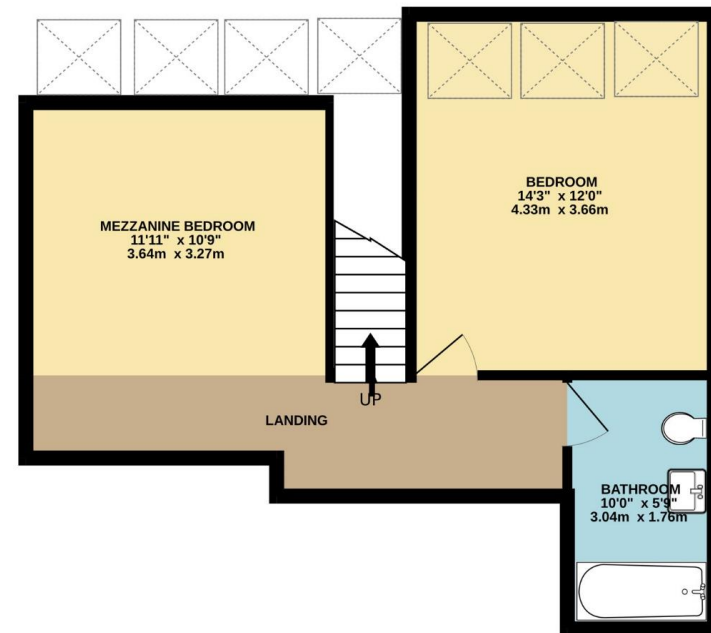
To view this property call Lang Town & Country Estate Agents on **01752 200909**.



SECOND FLOOR



THIRD 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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