



LANG TOWN  
& COUNTRY

Apartment 35, The Brewhouse, Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3QQ





# £215,000

Lang Town and Country are most delighted to present to the market this light and airy first floor apartment, which is being offered with vacant possession and no onward chain. This attractive single level apartment enjoys inward views with a westerly aspect.

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.

From the communal landing on the first floor, accessed via lift and stairs, an Oak fronted entrance door leads into a hallway which provides access to all the rooms. The family bathroom comprises a bath with shower over, w.c., hand basin and mirror over, limestone tiled floor, heated towel rail, and recessed down lighters to ceiling.

There is a utility cupboard housing the district heating system, has plumbing for a washer/dryer and provides additional storage.

The good size double bedroom has floor to ceiling French doors that allow ample light into the room. There is a pair of built-in wardrobes which offer a range of hanging rails and shelving.

There is a stunning open plan living area which has a wonderful dual aspect from floor to ceiling French doors. Again, the light streams through to this room. There is also a kitchen area within this area which has a range of wall and base mounted units and a host of integrated appliances namely under counter fridge, freezer, hob, oven and overhead extractor hood.

Lang Town and Country would strongly recommend this well-presented apartment which will appeal to buyers wishing to experience "yard life" or investors.

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

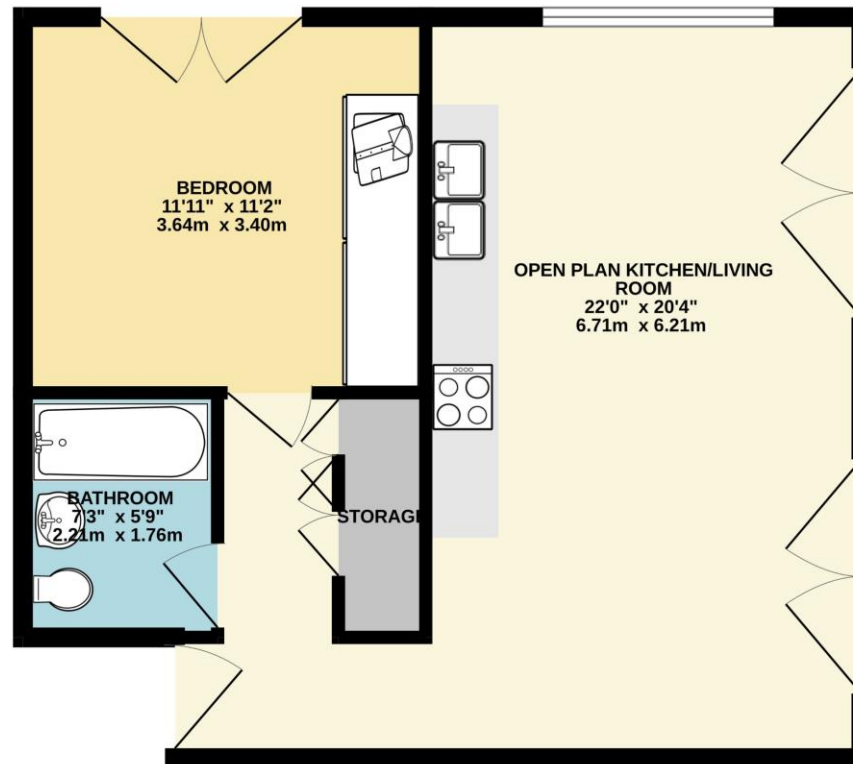
To view this property call Lang Town & Country Estate Agents on **01752 200909**

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TOTAL FLOOR AREA : 531 sq.ft. (49.3 sq.m.) approx.  
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