



Apartment 84, Mills Bakery,
Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3GD



£700,000

Being offered to the market with vacant possession and no onward chain, Lang Town and Country are delighted to present this beautiful top floor duplex penthouse which is spread over the 4th and 5th floors.

'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 homes. There is an impressive entrance foyer with triple height atrium featuring exposed beams and columns plus lift offering access to all floors. This exceptional apartment is situated on the fourth and fifth floor and is accessible via a lift or stairs. It enjoys impressive triple aspect, water views, taking in the ever-changing estuary, Mayflower Marina, Cremyll, Stonehouse Peninsula and Plymouth Sound.

Apartment 84 is a stunning home with superb water views of Plymouth Sound and Drakes Island and although situated in the very heart of Royal William Yard, the setting is peaceful and secluded. The lift rises to the fifth floor and opens onto an impressive communal landing. The ground floor of the apartment offers an entrance hall that is both spacious and welcoming and there is also a useful and spacious utility / boot room. Stairs rise to the first floor and the open plan living area, which is a stunning fusion of Georgian architecture and contemporary interior design. The open plan living space incorporates the sitting room, dining room and beautifully appointed kitchen with a range of integrated appliances. The centre piece of this floor is the glass panelled roof garden complete which is a private and enclosed. There are three double bedrooms in total and a family bathroom, all approached off the inner hallway with the principal bedroom benefitting from an en suite shower room and private access to the roof garden.

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 Edgcombe Country Park, marina with berths available (subject to arrangements), local pubs, shop.

LEASE INFORMATION - We understand the apartment is held on Lease with 103 years remaining and subject to a service charge of approximately £9600 per year and an annual ground rent of approximately £305. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

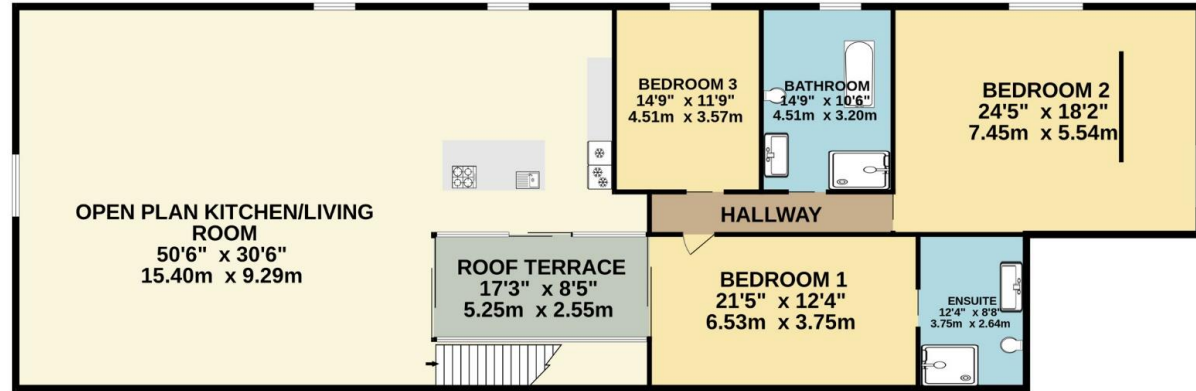
AGENTS NOTE - The apartment is being offered with no onward chain and vacant possession and an internal inspection can be highly recommended
The furniture is available to purchase as a separate transaction.

www.langtownandcountry.com



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





4TH FLOOR APARTMENT

TOTAL FLOOR AREA : 2933 sq.ft. (272.5 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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