



Flat 51 The Brewhouse, 8 Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3QQ

£260,000



Being offered to the market with vacant possession and no onward chain is this very well presented and most charming duplex apartment. Located within "The Brewhouse" in the historic Grade 1\* listed Royal William Yard development and originally constructed in 1824 under the supervision of the famous architect and engineer Sir John Rennie, the Royal William Yard is a stunning conversion of limestone and granite buildings occupying a stunning waterside location.

The apartment is conveniently located to take full advantage of the array of bars and restaurants within the development. Plymouth Hoe and the City Centre are also within easy access.

The apartments were sympathetically and imaginatively converted by award winning developers Urban Splash. This fabulous apartment is on the 2nd/3rd Floor and can be accessed via a communal lift as well as having access via stairs.

In brief, the property comprises of an entrance hall, downstairs WC, a spacious utility cupboard, living room which leads through to the kitchen/dining room. There is a fitted kitchen with a range of units and cupboards and a range of integrated appliances including fridge, and oven and extractor hob. From this floor there are low-level windows which offer a superb view of the marina and water views.

Upstairs on the mezzanine floor is where the master bedroom and bedroom 2 are located along with the family bathroom. The luxury bathroom has a sink, WC and bath with shower over.

Importantly, we are told the property has an allocated parking space. This great apartment would make a fine residence or a second home, where you can really enjoy its fantastic location. Alternatively, it would make a superb Air BNB with several in the block already. An internal inspection can be highly advised.

#### **Lease Information**

We understand the apartment is held on Lease with 101 years remaining and subject to a service charge of approximately £5,200 per year. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



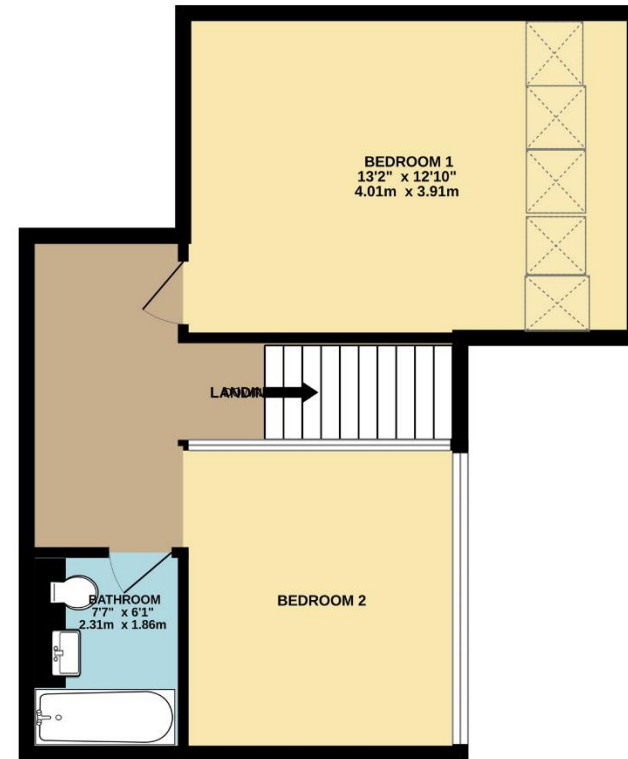
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



2ND FLOOR



3RD FLOOR



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