



Flat 28, The Clarence, 10 Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3PA



Price £325,000



Situated within the outstanding Grade I listed development 'The Clarence', is this two bedroom apartment. 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.

"28 The Clarence" is a well-presented duplex apartment, spanning the 1st and 2nd floor. Taking in breath-taking views across the Tamar Estuary, towards Mount Edgcumbe; this Duplex apartment is light and airy and offers any potential buyers the opportunity to purchase a home in the yard or a superb investment rental opportunity.

Throughout the apartment there is a range of character and original features namely exposed beams, wooden flooring and original brick. The apartment briefly comprises of entrance hall where there is a useful WC with storage cupboard which houses the boiler and plumbing for a washing machine, as well as ample space for storage. There is also a generous sized bedroom. Stairs lead to the next floor where there is another bedroom, family bathroom and kitchen area with integrated appliances namely hob/oven and integrated under counter fridge and freezer. There is also a range of wall and base mounted units. The open plan lounge/diner is a wonderful feature of the apartment allowing buyers to relax and enjoy the living accommodation and wonderful views.

Agents Note: We are advised that the apartment comes with a parking space of which there is a charge ... but suggest formal verification from your solicitor for confirmation.

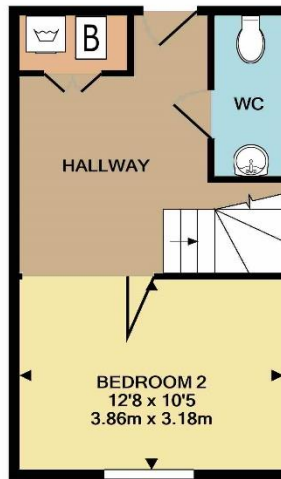
Lease Information

We understand the apartment is held on Lease with 102 years remaining and subject to a service charge of approximately £3600 per year from but this is subject to change and an annual ground rent of approximately £395. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

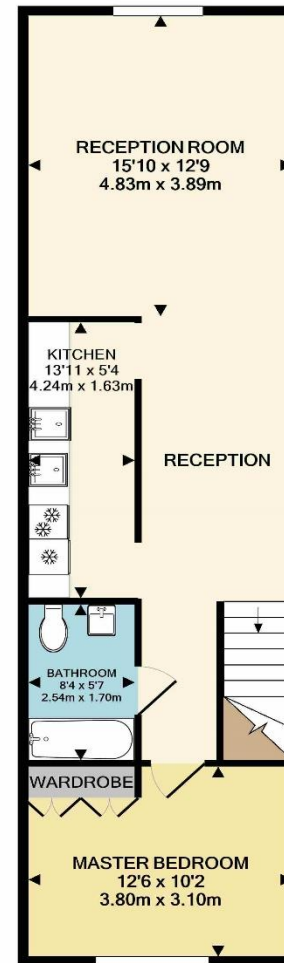


To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).





1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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