



DC
LANE

SELL • LET • MANAGE

Royal William Yard, Plymouth, PL1 3QQ

£165,000 Leasehold

 1  1  1  C



£165,000

Royal William Yard

Plymouth, PL1 3QQ

- Historical Building
- Studio Apartment
- Security Entrance
- Integrated Appliances
- Waterside Location
- Royal William Yard Location
- Open Plan Living
- Lift Within Building
- Ideal FTB/Holiday Let/Second Home
- Council Tax Band A

DC Lane are delighted to present a delightful studio apartment within the iconic Grade II listed Royal William Yard development, steeped in maritime history and positioned with wonderful views alongside the River Tamar, a beautiful place in which to live, work, dine, shop, attend events or simply relax by the water.

'The Brewhouse' boasts numerous original features including exposed beams, some wide oak floor boards, limestone walls with granite corbels and cast iron columns. Security entrance into the building opens into a magnificent atrium with stair and lift access. Positioned on the first floor this superb character studio offers modern open plan living with oak flooring, exposed granite walls and floor to ceiling double glazed doors opening onto a Juliette balcony offering wonderful views of the surrounding historical buildings, a wonderful spot to enjoy the south facing sunlight. The kitchen has integral appliances including oven, fridge and dishwasher and the current owner has added clever storage solutions with hanging storage in the hallway and two sets of built in cupboards. There is a useful utility cupboard with washing machine, space for freezer and further storage and a well appointed shower room with double shower enclosure completes the accommodation of this impressive property.

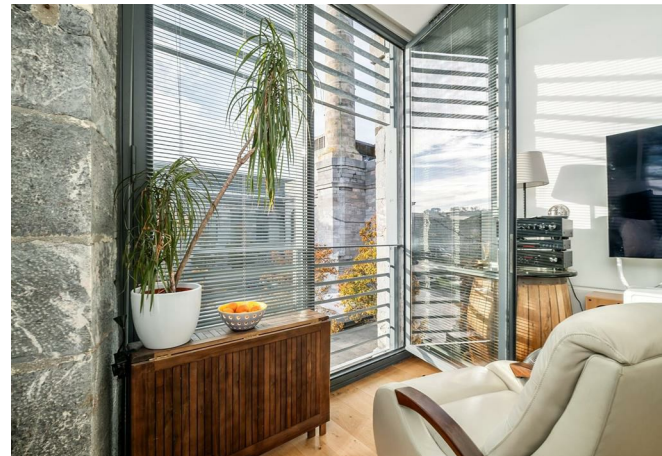
With natural light flooding the property throughout and the enviable Royal William Yard location a viewing is highly recommended for the chance to live in such stunning historical surroundings.

Parking permits are purchased from SIP car parks who manage all the parking on the Royal William Yard estate, buyers would have to make their own enquiries.



First Floor

Open Plan Living	13'9" x 13'2" (4.21 x 4.02)
Shower Room	6'2" x 8'11" (1.89 x 2.74)

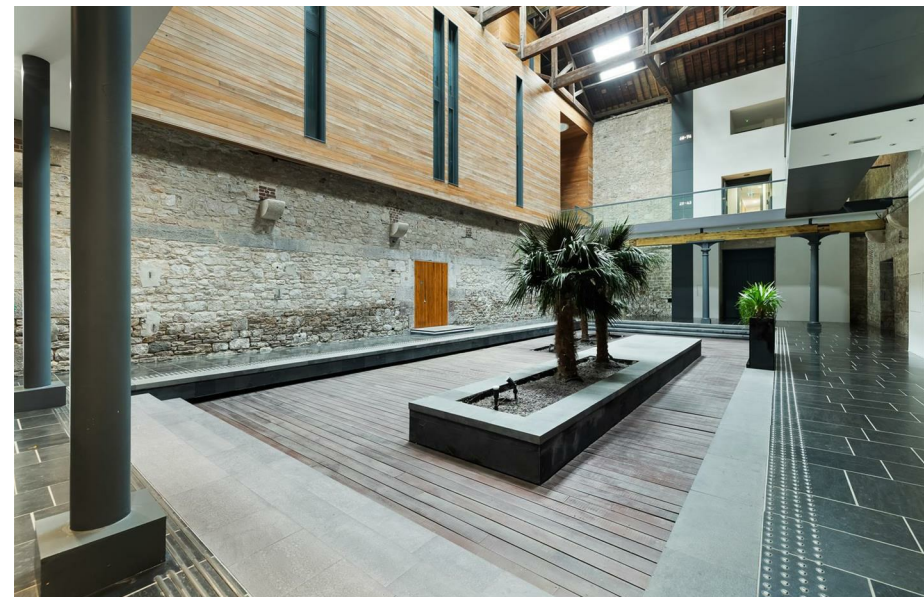




Directions

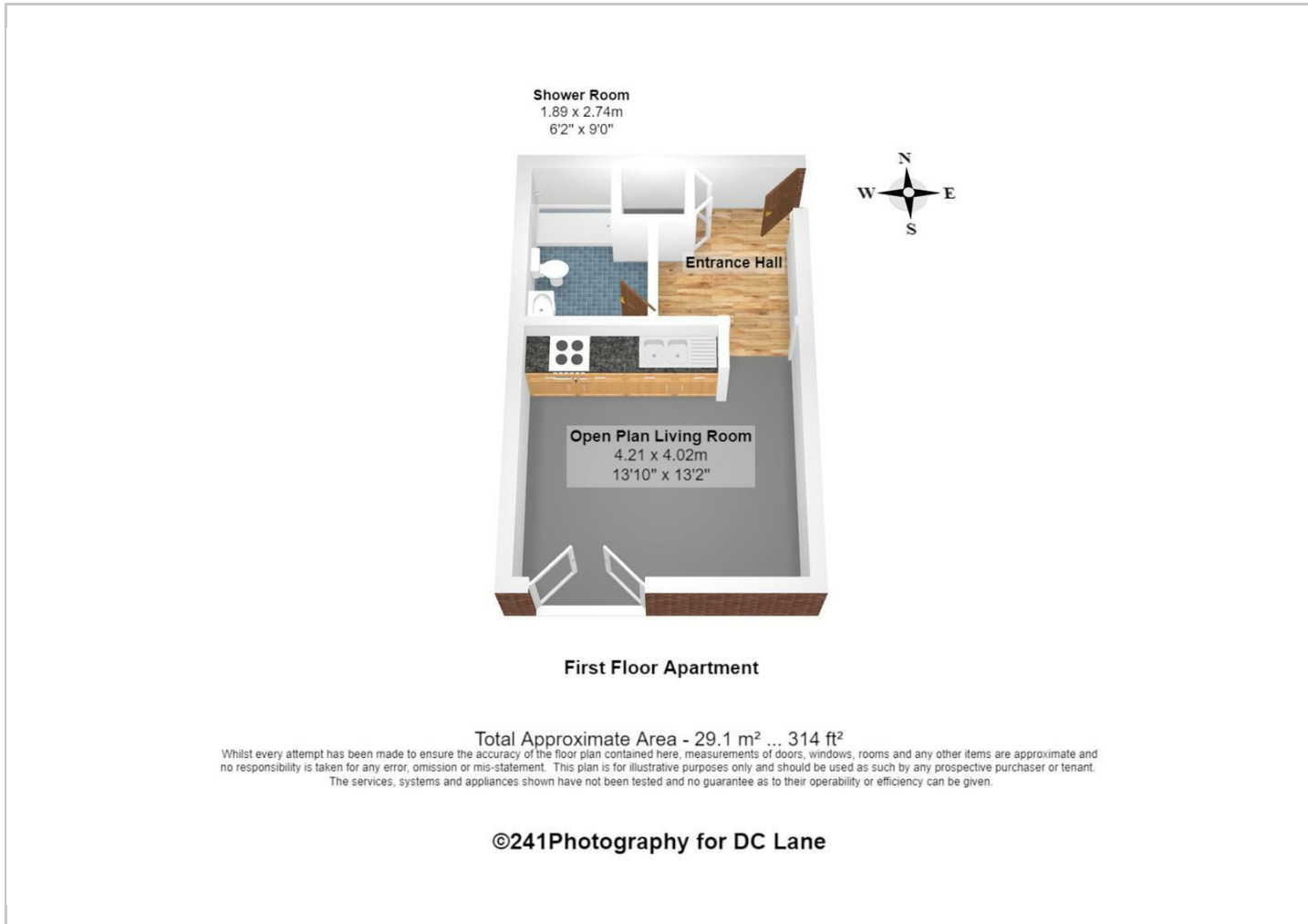
From the DC Lane office head south on Mutley Plain onto North Hill Bear left on to Charles Street and at roundabout, take 4th exit on to Exeter Street and at roundabout, take 3rd exit on to Royal Parade. After 0.3 mi turn left on to Derry's Cross and keep straight on Union Street for 0.2 mi. At roundabout, take 2nd exit and after 0.5 mi at roundabout, take 1st exit on to Durnford Street. Keep straight on for 0.3 mi and turn right on to Royal William Road. At roundabout, take 2nd exit into The Royal William Yard and the building can be

Council Tax Band: A





Floor Plans

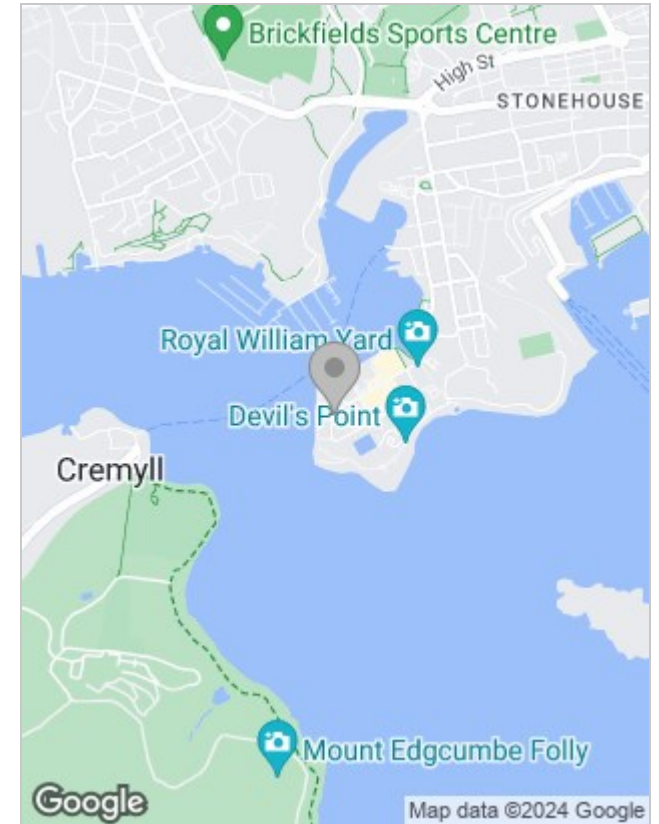


Viewing

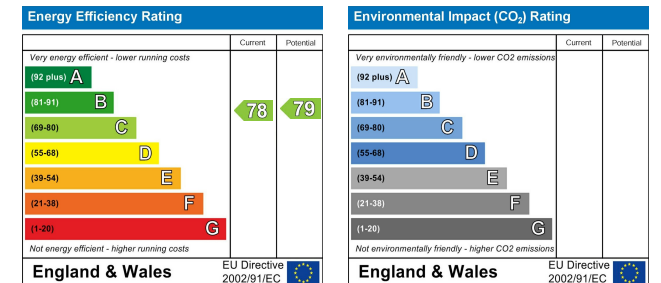
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk