

**Guide Price £260,000**



**FLAT 44, CLARENCE, ROYAL WILLIAM YARD, PLYMOUTH, PL1 3PA**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed, first floor waterside apartment within the highly regarded, Royal William Yard, one of only a few of the apartments that boast a balcony. The property is found in the award winning, beautiful, Grade I Listed Clarence building, positioned at the opposite end of the yard to the gatehouse, the Clarence building closes the vista along the main thoroughfare.

Number 44 is located on the first floor. Approached via automatic glazed doors leading to a large communal entrance hall with stairs and a lift leading to the first floor. A front door gives access to the Entrance Hall; with a built-in utility cupboard having shelving, plumbing for a washing machine and a wall mounted heat exchanger. Fantastic, solid original hardwood flooring leads to the Lounge/Dining Room; French doors to a balcony with a west facing aspect overlooking the River Tamar to Mount Edgcumbe and beyond. The Kitchen; fitted with a matching range of base and eye level storage cupboards with brushed stainless steel work surfaces and an integral sink drainer unit, fitted fridge, freezer, cooker, hob with filter canopy and inset spotlights. The Double Bedroom; with a west facing window overlooking the River Tamar, original wooden floorboards. The Bathroom; fitted to a high specification with a matching white suite comprising a panel enclosed bath with shower over, low level w.c, pedestal wash hand basin and tiled flooring.

Externally there is a parking space for one vehicle.

The property is held on a leasehold basis with approximately 101 amount of years remaining with service charges £3081.08 per annum and a parking charge of £755 per annum for space 42.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL and FTTC.

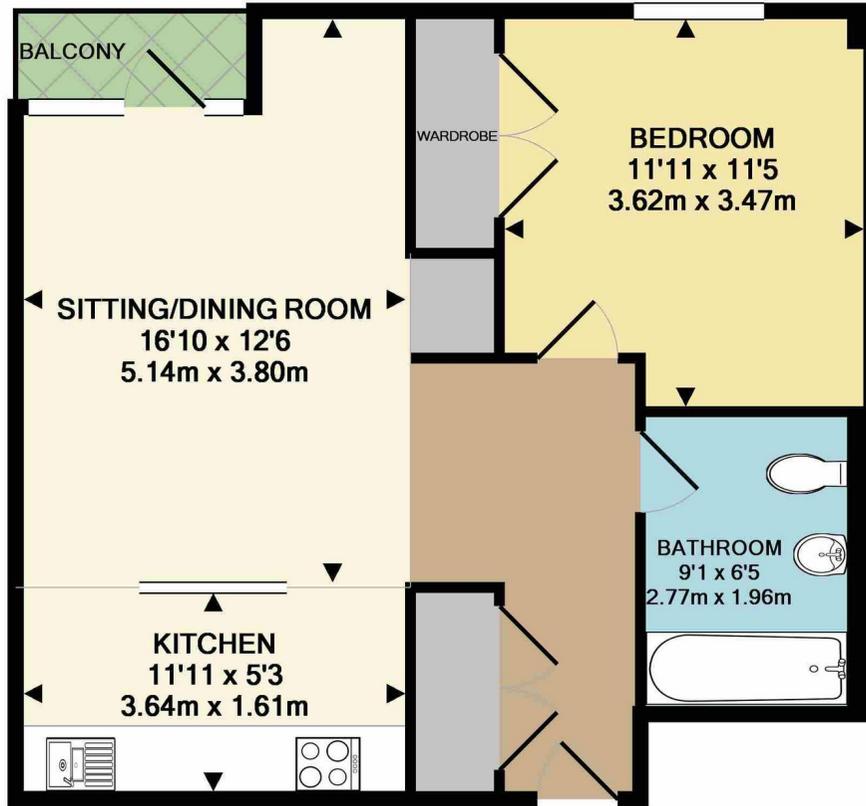
## ROYAL WILLIAM YARD

Royal William Yard is an outstanding waterfront development occupying a prime, conveniently located position on the Stonehouse Peninsula, having easy access to Plymouth City Centre, the historic Barbican, The Hoe and a variety of marinas, there are magnificent water views, taking in the ever-changing estuary, Mayflower Marina, Cremyll, Stonehouse Peninsula and Plymouth Sound.

Originally built in the early 1800's for use by the Royal Navy it has a stunning collection of Grade I and II listed buildings set within a 15 acre site. The development comes alive with a superb range of restaurants and bars as well as an art gallery, hairdressers, a boutique and many more businesses. 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.



# FLOOR PLAN



TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.7 SQ.M.)

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 illustration purposes only and should be used as such.  
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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2024/2025 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that:- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

