



LANG TOWN  
& COUNTRY

41 The Brewhouse, 8 Royal William Yard, Stonehouse, Plymouth, PL1 3QQ



# O.I.R.O £650,000



Being offered to the market with vacant possession and no onward chain is this exceptional 2-bedroom apartment with breath-taking panoramic water views over both the Royal William Yard Basin and the River Tamar and is positioned in arguably the best orientation within the development.

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 apartment was remodelled in 2022 and the entire accommodation has been upgraded and custom designed to the highest of standards. The apartment has engineered oak flooring which has been completely stripped back, sanded, re-varnished and polished which sets the tone for the rest of the accommodation.

The accommodation comprises an entrance hall leading directly into the breath-taking living space with floor to ceiling windows incorporating direct water views of the River Tamar, Cornwall's Mount Edgcumbe and Dartmoor. The windows benefit from Juliet balconies to enjoy in the summer months. The kitchen is open plan to the living/dining area and has a bespoke design using an Italian ALPI Zingana Veneer, solid oak edged cupboards, Bora hob with an integrated vent system, sink and tap with a pull-out head, integrated white goods and cooker including fridge freezer, washer drier, cooker and dishwasher.

The Master bedroom also has floor to ceiling windows with a Juliet balcony, high end Rosewood veneer built in wardrobes and a newly installed ensuite with a Axor shower cubicle, high quality Italian porcelain tiling and built in mirror with storage and heat exchanger behind. The main family bathroom has no expenses spared with a top of the range Hansgrohe and Axor bath with a rainfall style shower and associated fittings. The second bedroom enjoys a wonderful view towards East Cornwall also with bespoke built in rosewood veneer on cheery wood framed wardrobes.

The apartment has access to a parking bay, outside of the Brewhouse front entrance which is on a lease and renewed every 3 years at a cost of approximately £1000 PA.

Leasehold information: We understand the apartment is held on a lease with 101 years remaining and is subject to an annual service charge of £4,466.08 PA. There is also a ground rent payable of £100 PA.

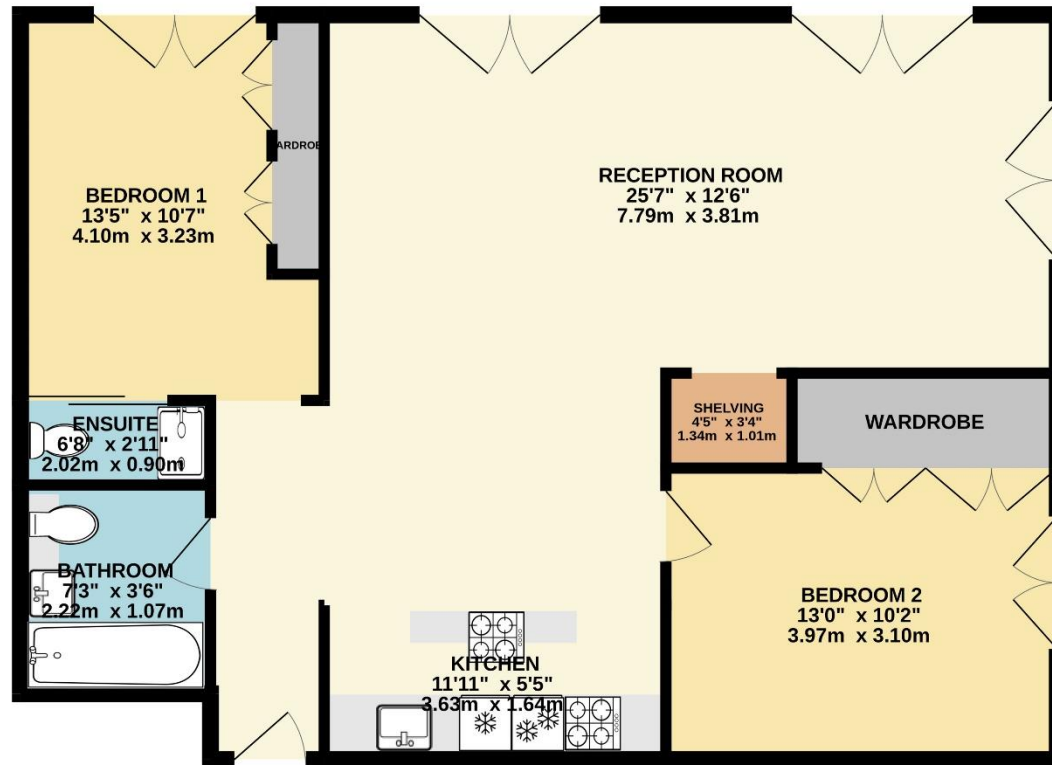


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# FIRST FLOOR



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Lang Town & Country  
6 Mannamead Road  
Plymouth  
PL4 7AA  
Tel: 01752 200909  
Email: [waterside@langtownandcountry.com](mailto:waterside@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

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