

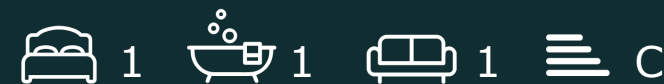
DC  
LANE

SELL • LET • MANAGE



Royal William Yard, Plymouth, PL1 3PA

£210,000 Leasehold









# Royal William Yard

## Plymouth, PL1 3PA

- Royal William Yard Location
- Open Plan Living
- Waterside Location
- Historical Building
- Holiday Let Business Model Potential
- One Double Bedroom
- Security Entrance
- Turn Key Investment Opportunity
- Ground Floor Apartment
- Council Tax Band C

DC Lane are delighted to present this beautifully presented one bedroom apartment within the iconic Grade II listed Royal William Yard, a landmark waterfront development steeped in maritime history and set alongside the River Tamar.

Royal William Yard offers a truly unique lifestyle. A place to live, work, dine, shop, attend events or simply enjoy the waterside setting.

The Clarence Building is a striking example of heritage architecture, with its historic character immediately evident throughout the communal areas. A secure entrance leads into an impressive and atmospheric hallway, whereby original architectural features have been carefully preserved, with lift and stair access to all floors.

Situated on the ground floor, this superb apartment seamlessly blends period character with contemporary open plan living. The space is bright and inviting, enhanced by quality oak flooring, striking structural details and full height doors that allow light to flow beautifully throughout. The sleek kitchen is thoughtfully designed with integrated appliances including an oven, fridge/freezer and dishwasher, alongside generous storage. An obscured glass panel provides a subtle separation between the kitchen and the dining and living areas.

The lounge is both stylish and comfortable, offering ample space to relax, with bespoke built in wall shelving and a character radiator adding warmth and charm. Practicality has been carefully considered, with a built in storage cupboard in the hallway as a separate utility housing a washing machine, tumble dryer and additional storage.

The double bedroom is well proportioned and flooded with natural light, featuring full height built-in wardrobes and tasteful period detailing. The modern bathroom is of excellent size, comprising a shower over bath, wash hand basin and WC, finished with elegant tiling and a seamless mirrored wall.

An exceptional opportunity to enjoy stylish living within one of Plymouth's most desirable location

£210,000



### Ground Floor

Bathroom	6'9" x 9'2" (2.07 x 2.81)
Kitchen	12'5" x 5'2" (3.79 x 1.60)
Lounge/Diner	12'5" x 16'11" (3.79 x 5.18)
Bedroom	11'5" x 11'10" (3.50 x 3.62)





## 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 found at the end of the road.

**Council Tax Band: C**

## Scan for Material Information







Floor Plans



Viewing

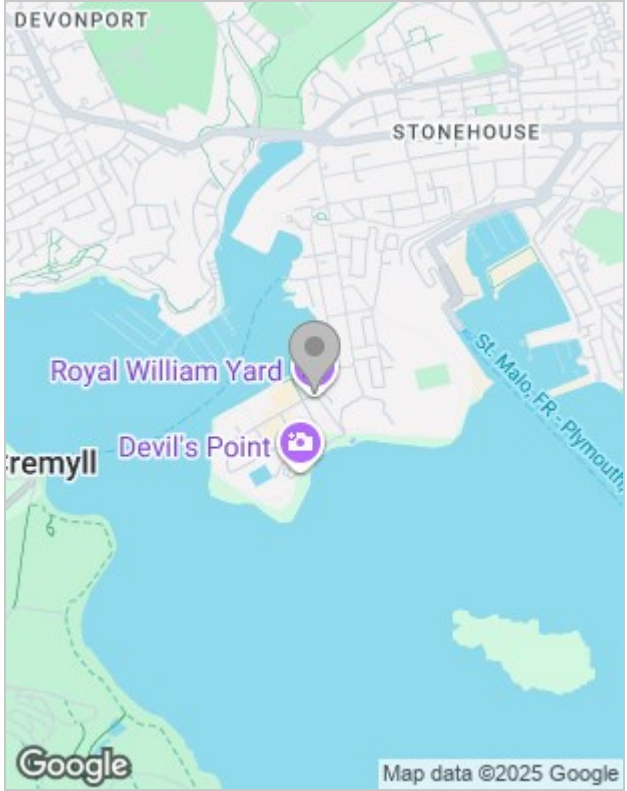
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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

Location Map



Energy Performance Graph

