



Flat 45 Clarence

Royal William Yard, Plymouth, PL1 3PA

£240,000



Being sold vacant with no onward chain, located in the Clarence building at the southern end of the renowned Royal William Yard. An impressive, most well presented first floor apartment enjoying panoramic sea views. Characterful with period features & modern conveniences including gas central heating. The apartment comprises a hall with useful utility cupboard, spacious lounge/dining room & fitted integrated kitchen. A double bedroom with good storage & long views. A spacious bathroom/wc. Being sold fully furnished/equipped.



CLARENCE, ROYAL WILLIAM YARD, PLYMOUTH, PL1 3PA

LOCATION

The Clarence building is found at the southern end of the historic Royal William Yard. Enjoying a stunning position with adjoining walkways & outlook to the sea, River Tamar & beyond to Cornwall in the distance. The Royal William Yard providing for an excellent range of local services & amenities. Great local facilities found nearby in the city & surround areas.

COMMUNAL ENTRANCE HALL

Communal entrance hall. Door entry phone system with mobile phone connection. A locked letter box to flat 45. Impressive & spacious area with flagstone floors. Period timbers & steel work. Stairs to the first floor.

APARTMENT 45

ACCOMMODATION

HALL

Incorporating utility cupboard.

UTILITY CUPBOARD 6' x 2'5 (1.83m x 0.74m)

Housing the Cetetherm wall mounted boiler servicing the central heating & domestic hot water. Electric consumer unit. Washer/dryer.

LOUNGE/DINER/KITCHEN 22'6" x 12'7" overall (6.88m x 3.84m overall)

Incorporating lounge/diner/kitchen with window enjoying far reaching panoramic views. Storage. Glass divide to the kitchen with full width stainless steel worktop, glass splash-backs, inset 4 ring variable sized Baumatic electric hob with extractor hood over & Baumatic electric oven under. Ample cupboard storage space. Incorporating 1 & 2/3 inset stainless steel sink, fridge & separate freezer.

BEDROOM 11'11 x 11'6 (3.63m x 3.51m)

Panoramic views. Built-in wardrobe storage.

BATHROOM 9' x 7'2 maximum (2.74m x 2.18m maximum)

Quality suite comprising bath with shower over, wall hung wc & wall hung wash hand basin.

EXTERNALLY

PRIVATE PARKING SPACE

Allocated car parking space (Number 54) with a permit cost of £900 per annum at present.

TENURE

Leasehold for a term of 125 years starting from 2001, with circa 100 years remaining. A service charge of around £800 per quarter payable to Residential Management Group Limited.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

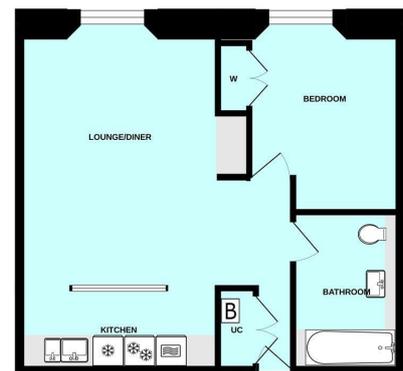
The property is connected to all the mains services: electricity, water and drainage.

Area Map



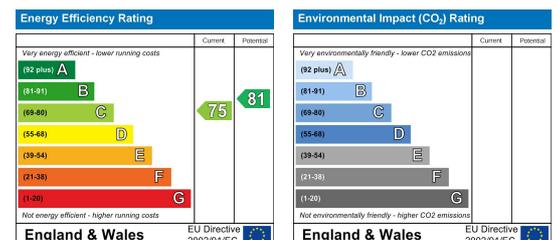
Floor Plans

FIRST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.4 sq.m.) approx.
Map not to scale.

Energy Efficiency Graph



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