



Flat 24, 4 Mills Bakery, Royal William Yard, Plymouth, Devon, PL1 3GD

Offers Over £275,000

Situated within the iconic Grade I* listed Royal William Yard, this exceptional second-floor apartment enjoys a prime position on the Stonehouse Peninsula, offering easy access to Plymouth City Centre, the historic Hoe and a selection of nearby marinas. Renowned for its vibrant waterfront setting, Royal William Yard offers an outstanding mix of restaurants, bars, boutique shops, galleries, a hair salon and regular monthly markets with live entertainment and local artisan traders.

Originally converted in 2009 by the award-winning developers Urban Splash, Mills Bakery is one of the development's most recognisable buildings, blending striking historic architecture with contemporary waterfront living. Residents are welcomed by an impressive triple-height atrium entrance featuring exposed beams and columns, with lift access to all floors.

Occupying a desirable position within the building, this beautifully presented apartment enjoys stunning views across the Royal William Yard Marina, and over the River Tamar, providing a constantly changing waterfront backdrop. The accommodation has been thoughtfully arranged to maximise both space and natural light, with large warehouse-style windows framing the outlook and enhancing the character of the property.

At the heart of the home is an impressive open-plan kitchen, dining and living space, creating a wonderful environment for both everyday living and entertaining. The contemporary kitchen is fitted with a range of integrated appliances and a central island unit, while the generous living area offers ample room for seating and dining, all positioned to take full advantage of the spectacular waterside views.

There are two well-proportioned double bedrooms, both offering excellent storage. The principal bedroom benefits from a fitted wardrobe, whilst the second bedroom provides versatile accommodation, ideal as a guest room, home office or additional reception space. A spacious shower room is fitted with a modern suite, and a useful utility cupboard provides further practicality.

Combining historic charm with modern convenience, this superb waterfront apartment represents a rare opportunity to acquire a stylish home within one of Plymouth's most sought-after developments. Whether as a permanent residence, lock-up-and-leave coastal retreat or investment purchase, the property offers an enviable lifestyle in the heart of Royal William Yard.

We understand the apartment is held on Lease with 102 years remaining and subject to a service charge of approximately £4,657.96 per year and an annual ground rent of approximately £395 but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on **01752 200909**

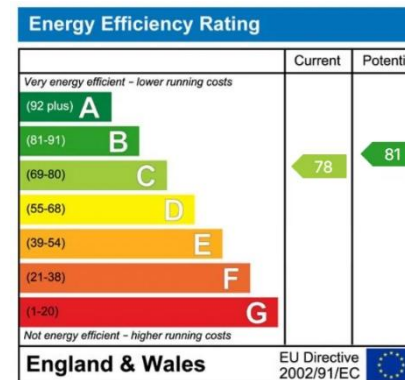
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TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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