



LANG TOWN  
& COUNTRY

30 The Clarence, 10 Royal William Yard,  
Stonehouse, Plymouth, PL1 3PA



£240,000

The Clarence' is located within the historic Grade 1\* listed Royal William Yard, conveniently positioned on the Stonehouse Peninsula, with easy access to Plymouth City Centre, the historic Hoe and a variety of marinas. It is an iconic building within the development and features a selection of 1, 2, and 3 bedroom apartments. There is an impressive entrance foyer with triple height atrium featuring exposed beams and columns with stairs leading to all floors.

"30 The Clarence" is a duplex apartment, spanning the 1st and 2nd floor. Throughout the apartment there is a plethora of character and original features namely exposed beams, wooden flooring and original brick. This charming apartment briefly comprises of entrance hall where there is a useful WC with storage cupboard which houses the boiler and plumbing for the washing machine, as well as ample space for storage. There is also a generous sized bedroom.

Stairs lead to the next floor where there is another bedroom, family bathroom and kitchen area with integrated appliances namely hob/oven and integrated under counter fridge and freezer. There is also a range of wall and base mounted units. The open plan lounge/diner is a wonderful feature of the apartment. It has vaulted ceilings and stunning views across towards Mount Edgecumbe and Mount Wise. From here you will be able to watch the world pass by or enjoy many wonderful sunsets.

Agents Note: We are advised that the apartment comes with a parking space of which there is a quarterly charge of £188... but suggest formal verification from your solicitor for confirmation.

Lang Town and Country would highly encourage an internal inspection to appreciate the fantastic views on offer as well as the generous sized accommodation.

#### FIRST FLOOR

##### ENTRANCE HALL

WC 6' 5" x 2' 10" (1.96m x 0.88m)

BEDROOM ONE 12' 9" x 10' 5" (3.89m x 3.19m)

#### STAIRS UPTO SECOND FLOOR

KITCHEN 13' 10" x 5' 2" (4.22m x 1.60m)

LOUNGE/DINER 15' 10" x 12' 9" (4.83m x 3.89m)

BATHROOM 8' 3" x 5' 6" (2.53m x 1.70m)

BEDROOM TWO 12' 9" x 10' 0" (3.89m x 3.07m)

#### PROPERTY INFORMATION

Tenure: Leasehold

Local Authority: Plymouth City Council

Council Tax: Band E

EPC Rating: D

Postcode code for sat nav: PL1 3PA

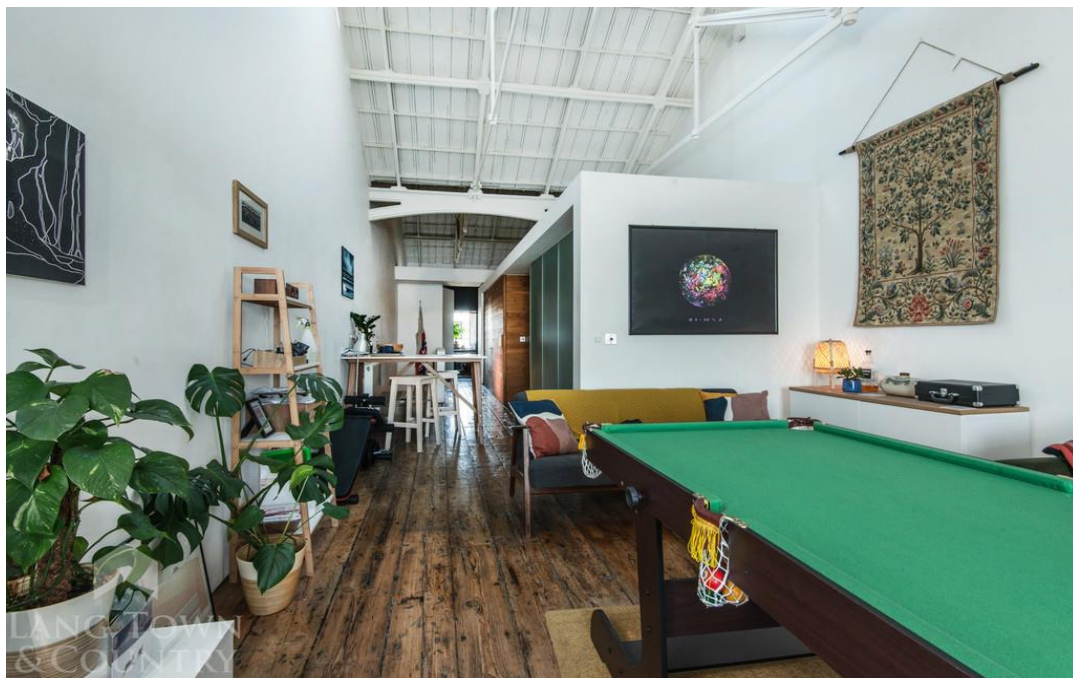
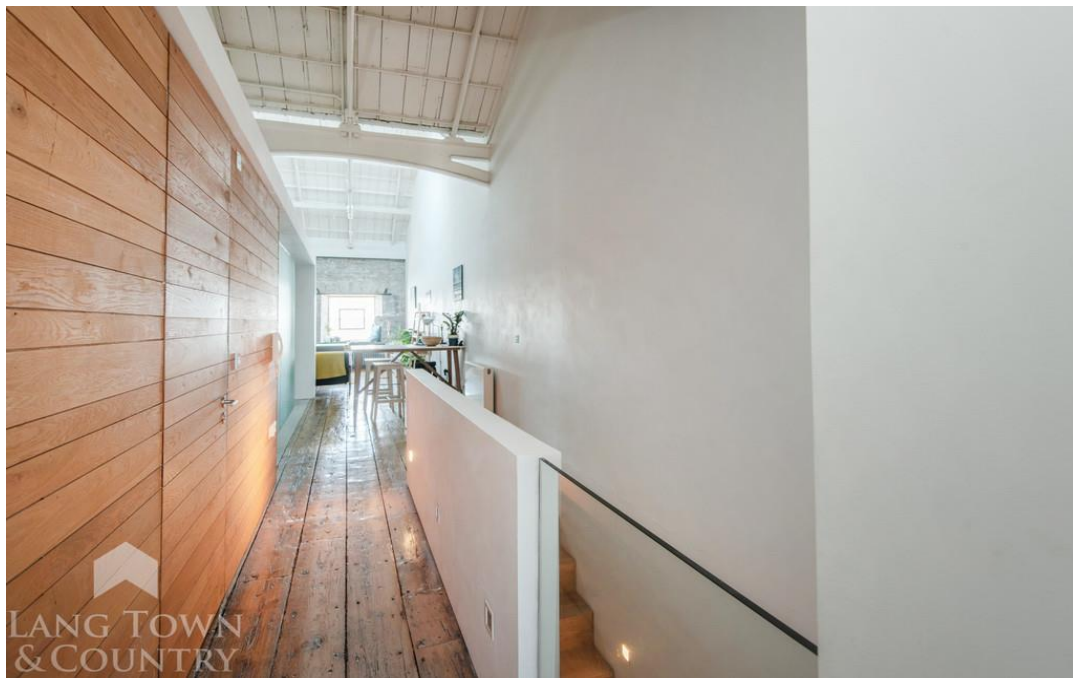
#### LEASE INFORMATION

We understand the apartment is held on Lease with 104 years remaining and subject to a service charge of approximately £2,688.97 per year and an annual ground rent of approximately £1. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

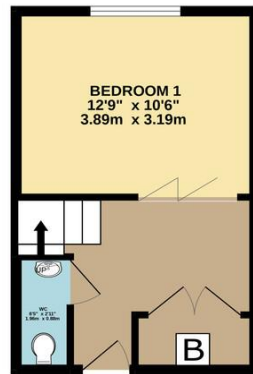


To view this property call Lang Town & Country Estate Agents on **01752 200909**

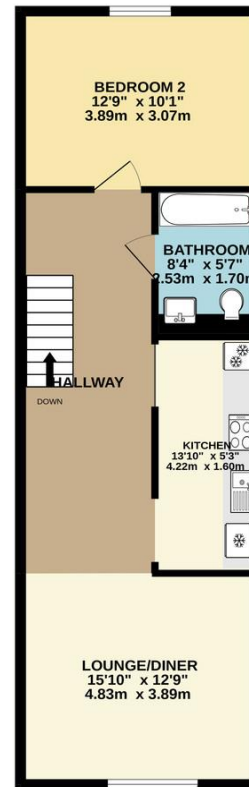




1ST FLOOR



2ND FLOOR



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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47 Notte Street  
Plymouth  
Devon  
PL1 2AG

**01752 200909**

[waterside@langtownandcountry.com](mailto:waterside@langtownandcountry.com)

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