

**Let**

**Royal William Yard, Stonehouse, Plymouth PL1 3PA**



**£1,095 per month**

### 1 bedroom Apartment

- ✓ AVAILABLE 11th June 2023 or sooner
- ✓ FURNISHED APARTMENT
- ✓ Popular Waterside Location
- ✓ Good Size Bedroom with Waterside Views
- ✓ Modern Fitted Kitchen
- ✓ Open Plan Living
- ✓ Allocated Parking @ Additional Cost
- ✓ Original Floorboard Flooring throughout



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Description

Viewme are delighted to offer this modern waterside first floor one bedroom apartment to the rental market.

The Apartment briefly comprises:

Entrance Hallway, Living space (kitchen, lounge, dining area), generous sized bedroom and bathroom.

The apartment itself is located in the 1st floor of The Clarence building, an 18th Century building located within Royal William Yard with views of the River Tamar from both the bedroom and living area.

## Location

Royal William Yard is located in Stonehouse, a waterfront development originally built in the 1800's for use by the Royal Navy. It includes stunning Grade I and II listed buildings. It is now a hub of popular trendy bars, restaurants, retail outlets and also host local Craft and Food Markets.

RWY is within a short distance of Plymouth City Centre, The Barbican and Hoe foreshore.

There are local bus services just outside of the Royal William Yard. Within a short walk is the Cremyll Ferry which takes visitors across to Mount Edgcumbe where you can walk around the grounds of Mount Edgcumbe House or along the coastal footpath to Kingsand and Cawsand.

From Royal William Yard you can take a short walk to Devil's Point to fish, swim, or take in the views across Plymouth Sound.

## First Floor

**Entrance Hallway** - From the communal hallway you enter the apartment by way of an impressively large door leading to a good sized hallway which then leads to all areas of accommodation.

The utility cupboard houses the washer dryer and has additional storage.

Original bare floorboard flooring and overhead lighting.

**Lounge/Dining Area** - Good sized open plan living area which incorporates an original feature pillar, good sized window with stunning views across the River Tamar.



View from the rear of Clarence



Lounge/Dining Area



Bedroom



Kitchen

Original bare floorboard flooring, floor mounted modern radiator and built in shelving.

Furnishings include: Two, two seater sofas, coffee table, glass dining table and two folding chairs.

**Fitted Kitchen** - The kitchen runs along the back of the living space separated by a frosted glass partition.

It has a mix of base and eye level modern units with fitted electric ceramic hob, oven, extractor, fridge and freezer.

Tiled flooring and panel lighting.

**Bathroom** - Good sized bathroom with white suite, which comprises:

Low level wall mounted WC, wash hand basin with large wall mounted mirror, bath with shower over.

Tiled flooring, partially tiled walls and an original feature pillar. Wall mounted heated towel rail and recessed lighting.

**Double Bedroom** - Generously sized double bedroom with floor to ceiling built in wardrobes.

Original bare floorboard flooring and floor mounted heating.

Stunning views across the River Tamar.

Furniture includes: King Sized wooden framed bed, bedside cabinet and six drawer chest of drawers.

### Administration Fees

Initial Holding Fee (to hold the property whilst credit checking is undertaken) - £250.00 (to be deducted from rent in advance if credit checking successful - T&C's apply)

One Month's rent in advance: £1,095.00 + parking if applicable (less Initial Holding Fee - T&C's applicable)

Deposit: £1,200.00 - to be held in a Government recommended Deposit Scheme.



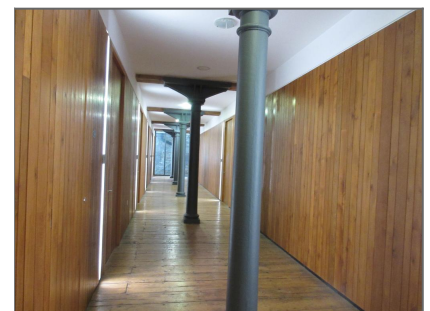
Bathroom



Boat Decoration Outside RWY



The 'Village Green' inside Royal William



First Floor Corridor



## Energy Efficiency and Environmental Impact

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## Additional Information

Permit parking for one vehicle is available at an additional cost (currently £55pcm), the parking space is located just outside of the Clarence building itself.

Virtual tour link: <https://youtu.be/5eyyzSxc50g>

This property would ideally suit a professional singleton or couple who want to live in a thriving popular location of the city with the hub of city life.

Council Tax Band: 'C' - £1,876.95 - 2023/24 (Data captured via Plymouth City Council Web Site)