

HILLS PROPERTIES

OPENING DOORS FOR YOU

THE ARCHES

Ref: G2801



AT A GLANCE

- Air-conditioning
- Private parking
- Private balconies
- Suitable for Cat 2
- Duplex
- Spacious living areas
- Fitted wardrobes
- Well presented

SPECIFICATIONS

Beds:	3
Baths:	2
Terrace area:	24m ²
Living Area	125m ²

OUTGOINGS

Service charges:	£3,077.40 per annum
Rates:	£229.23 per quarter

DESCRIPTION

Stunning property built over two levels in the historic upper town of Gibraltar. The Arches is the redevelopment of the former Police Barracks, maintaining its heritage whilst combined with modern construction. This very well-maintained property offers 125sqm internally and 24sqm externally with reverse cycle air-conditioning and CAT6 internet cabling in all rooms. The living/dining room has direct access to a private balcony with an awning. The property's master bedroom with ensuite bathroom and fitted wardrobe has access to a private balcony which has been fitted with glass curtains. The two other bedrooms, one of which is a double bedroom, contain fitted wardrobes. Open plan kitchen with access to a private patio / utility room and is fully fitted with the inclusion of upgraded appliances. There is a guest bathroom and lots of storage throughout as well as a private parking space, which is easily accessible from the property.

The property is now tenanted, offering a gross yield of approximately 3.69%, making it an attractive buy-to-let investment. It can be purchased with or without the tenant in place, providing flexibility depending on the buyer's preference.

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£650,000

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