HILLS PROPERTIES

OPENING DOORS FOR YOU

UPPER TOWN

Ref: G2936



AT A GLANCE

- Air-conditioning
- Roof terrace
- Open market
- Plenty of storage
- Spacious living areas
- Hardwood flooring

SPECIFICATIONS

Beds:	3
Baths:	2
Terrace area:	65m^2
Living Area	150m^2

OUTGOINGS

Service charges:	N/A
Rates:	£65 per quarter

DESCRIPTION

A gem of a property in the heart of town spanning three floors. This period property is a mix of modern living and a rustic touch with some of its original features restored e.g. hardwood flooring on the upper floors, high ceilings, and stairs. There is integrated A/C throughout the property. It has two entrances, via Flat Bastion Road and Lime Kiln Road, and a fantastic roof garden with chill out area, amazing views, and plenty of storage throughout. Ground level: A beautifully kept terrace with plenty of colorful plants leads on to an open-plan kitchen/diner & lounge area. The kitchen has high-end new appliances and the tiled floor is fitted with underfloor heating. This leads onto an outdoor patio with lovely planting and a seating area. This outdoor area is very private and is not overlooked at all. There is also a utility room that houses a Megaflow heater, washing machine, dryer and pantry area. There is a shower room with underfloor heating on this floor. First level: Three double bedrooms, the Master includes a spacious walk-in wardrobe and en-suite bathroom with high end fittings including a bathtub and spacious shower, tiled floor with underfloor heating. 2nd bedroom is a double with fitted wardrobe and the largest bedroom has an open fireplace and three large windows. This large room can easily be converted into two bedrooms if desired. There is also a small balcony off the landing on this floor. Second level: Spacious living room with a small enclosed kitchenette at one end. At the other end this room leads onto a spacious roof garden with small fruit trees and a lovely area ideal for entertaining and relaxing. This roof garden offers amazing views of the Bay, Spanish mountains and Gibraltar Skyline. There is also a WC on this floor. There is bike parking just outside the property.

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£1,250,000

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