

# HILLS PROPERTIES

OPENING DOORS FOR YOU

UPPER TOWN

Ref: G2979



## AT A GLANCE

- Air-conditioning
- Lovely views
- Great potential
- Open market
- Spacious living areas
- Hardwood flooring
- Built over three levels
- Leasehold
- Covered parking
- High ceilings
- Private patios
- Originally two townhouses

## SPECIFICATIONS

Beds:	6
Baths:	2
Terrace area:	14m <sup>2</sup>
Living Area	185m <sup>2</sup>

## OUTGOINGS

Service charges:	N/A
Rates:	TBC

## DESCRIPTION

We are pleased to exclusively offer for sale this townhouse in the Upper Town.

Originally two individual properties, it has been converted to one large family home. Comprising six bedrooms plus a study and two bathrooms plus a WC, it has an impressive c.185sqm of living area and there is the option of converting it back to two separate properties each with their own address. Built over three levels, it further enjoys lovely views from its elevated position, two private patios totalling c.14sqm, high ceilings, hardwood flooring, and air-conditioning. Also included is a private covered car parking space in the ARP shelter on Prince Edward's Road which is a significant asset in this location. Leasehold. Sold on the open market with no residency restrictions.

Viewing is highly recommended in order to fully appreciate the scope of this residence.

**£850,000**

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