

SOU743  
Available

## SOUTH DISTRICT

**£1,500,000**



### FEATURES

- 4 Bedrooms
- 2 Bathrooms
- Fireplace
- West facing
- Patio
- Private parking
- Terraces
- Partly Furnished
- Lock Up Garage



Exceptional townhouse nestled on the outskirts of the Nature Reserve commanding a glorious position overlooking the Bay of Gibraltar and offering remarkable fusion of traditional design. This outstanding property has great potential to design and create a truly contemporary bespoke project, subject to planning permission. Featuring generous volumes, wonderful ceiling heights, glorious natural light and views. The current property provides a built area of approx. 250m<sup>2</sup> and approx. 50m<sup>2</sup> of rear patio and terraces over four floors comprising as following: 1st Level: Entrance hall, spacious reception room and bathroom. 2nd Level: Kitchen, living /dining room with working fireplace and wonderful front terrace. This level offers access to rear patio leading to an outside private parking space. 3rd Level: Master bedroom, 2 front bedrooms with access to terrace, study and family bathroom. 4th level: Attic area which has been converted to a very spacious bedroom offering plenty of storage space. Also includes a lock-up garage which can accommodate up to 2 cars. A must view property!!

<b>Interior Size:</b>	250m <sup>2</sup>	<b>Ownership:</b>	Leasehold 119 Years
<b>Exterior Size:</b>	50m <sup>2</sup>	<b>Rates:</b>	£230 Per Quarter
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£400 Per Annum
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£5,454.55

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