

UPP190  
Available

## UPPER TOWN

**£920,000**



### FEATURES

- 3 Bedrooms
- 2 Bathrooms
- Fully Furnished
- Permit Parking - Not Allocated



New to the Market – Ideal Family Home! This stunning 3-bedroom, 2-bathroom end-of-terrace duplex is nestled in a peaceful cul-de-sac in Upper Town, offering privacy, tranquility, and breathtaking views. The first level boasts a spacious open-plan living and dining area, complemented by a designer kitchen with a charming log fireplace. The property features elegant laminate flooring throughout, with the exception of the bathrooms, which are beautifully fitted with ceramic tiles. A west-facing terrace provides spectacular views of the Bay and Strait of Gibraltar, while an additional east-facing balcony at the rear is perfect for relaxing during the summer months. The lower level comprises three well-appointed bedrooms, including a master with an en-suite shower room. Custom-built wardrobe and extra storage have been cleverly converted into a second walk-in wardrobe, maximizing space and functionality. Above, the attic offers ample storage and presents an exciting opportunity for conversion into a fourth bedroom, subject to planning permission. There is also potential for further expansion, including a conservatory or additional loft space. Completing this exceptional home is a private garden area, perfect for enjoying the warmer months. A designated parking space is available in nearby car park for an additional £70 per calendar month. Viewing is highly recommended! Three-year residency restrictions apply until 2026.

<b>Interior Size:</b>	104m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	94m <sup>2</sup>	<b>Rates:</b>	£147.69 Per Quarter
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£86 Per Month
<b>Furnishing:</b>	Fully Furnished	<b>Price per sqm:</b>	£6,092.72