



## GARDINERS ROAD GIBRALTAR

S1192 | Bedrooms: 2 | Bathrooms: 1

**£499,000**

### PROPERTY DETAILS:

Service charges: TBC  
Current rates: TBC

A Unique Investment Opportunity – Rarely Available!

We are delighted to present an exceptional opportunity to acquire a charming and highly versatile property, offering significant potential for development and long-term value growth. Currently configured as a 2-bedroom, 1-bathroom residence, this home comes complete with an allocated parking space and a range of possibilities for enhancement.

#### Key Features:

- 2 bedrooms & 1 bathroom
- Private, designated parking
- Enclosed terrace with panoramic views
- Scope to extend upwards by one or two levels (subject to planning)

#### Development Potential:

- The property is ideally suited for vertical expansion.
- Similar properties in the vicinity have already been extended, increasing the likelihood of planning approval.
- Expanding the property could significantly enhance both its size and market value.
- Opportunities like this are seldom available in such a sought-after location.

#### Location & Lifestyle:

- The ...