



## MONTAGU CRESCENT GIBRALTAR

S1115 | Bedrooms: 4 | Bathrooms: 2

**£595,000**

### PROPERTY DETAILS:

<b>Service charges:</b>	£138.48 pm
<b>Current rates:</b>	£213.30 pq
<b>Parking:</b>	Allocated Parking
<b>Interior Size:</b>	120m <sup>2</sup>
<b>Exterior Size:</b>	3m <sup>2</sup>

New to the market and exclusive to BFA.

We are pleased to offer a fantastic bright and airy top floor West facing apartment in the central sought after development that is Montagu Crescent.

Located just 2 minutes walk from Casemates / Main Street with an abundance of amenities, this large 120m<sup>2</sup> quiet apartment that is set away from main roads boasts fantastic proportioned rooms, enjoying a large living/dining room, large family kitchen complete with dining area and 4 generous bedrooms which could easily be converted to a 5 bedroom flat with 2 family bathrooms. The Master bedroom includes a sunny west facing window with partial sea views in the distance, lots of wardrobe space and is adjacent to one of the family bathrooms, the second bedroom which is currently used as a large study library room gives direct access to a small sunny East facing internal balcony, a further 2 bedrooms the 4th of which also gives direct access to the balcony and the third bedroom with a Southerly orientation.

The apartment is being sold partly furnished and affords use of a private allocated parking space, from a secure underground parking area with access to 2...