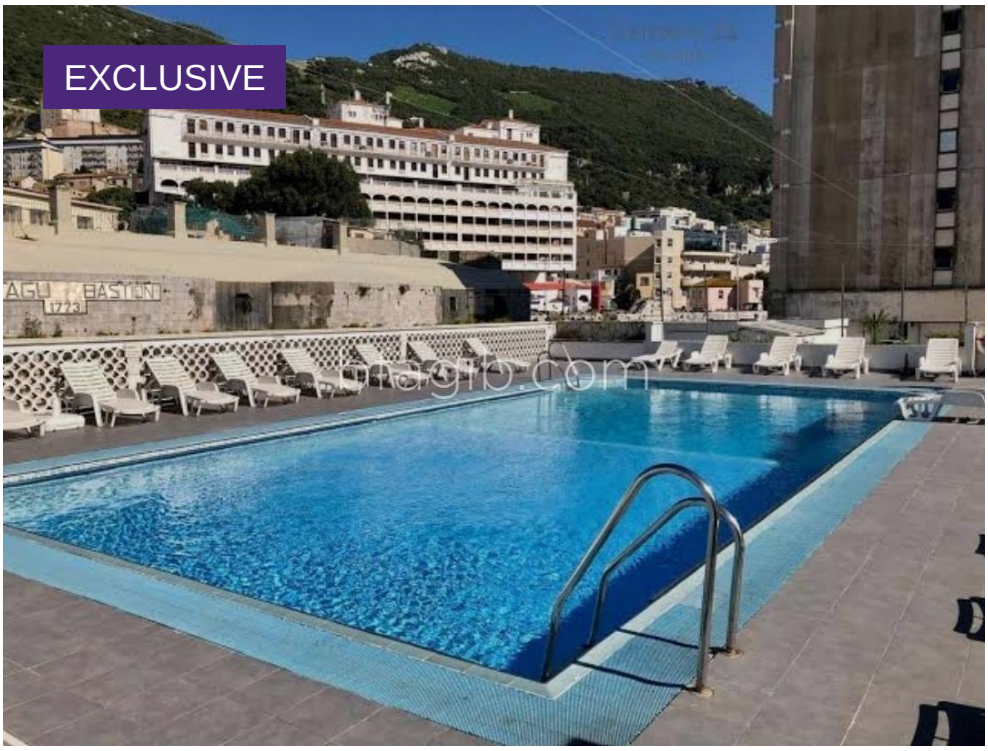
BRIAN FRANCIS & ASSOCIATES









OCEAN HEIGHTS

GIBRALTAR

S1222 | Bedrooms: 1 | Bathrooms: 1

£195,000

PROPERTY DETAILS:

Service charges:	£127.87 per month
Current rates:	£91.66 per quarter
Interior Size:	50m^2
Lease terms:	Leasehold 999 years
(since July 1976)	

Exclusive to BFA

We are delighted to present this centrally located **duplex 1 bed** apartment in the sought-after development of **Ocean Heights** — a superb opportunity for those seeking a convenient Gibraltar home or a sound investment property. Set within a well-maintained building offering **lift access** and **communal swimming pool** facilities, this charming **50m²** studio is bright and inviting, enjoying a westerly aspect that captures the afternoon sun.

Key Features:

- Attractive **duplex 1 bed** apartment in a prime central location
- **50m² internal area** offering comfortable, well-designed living space
- Modern fitted kitchen with clean, contemporary finishes
- Recently refurbished bathroom
- **Reverse air conditioning** in the living area for year-round comfort
- **Westerly orientation** providing natural light and afternoon sun
- Access to **communal swimming pool** and **lift** facilities within …

BRIAN FRANCIS & ASSOCIATES

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