



## OCEAN HEIGHTS GIBRALTAR

S1222 | Bedrooms: 1 | Bathrooms: 1

**£195,000**

### PROPERTY DETAILS:

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

Exclusive to BFA

We are delighted to present this centrally located duplex studio 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 50m<sup>2</sup> studio is bright and inviting, enjoying a westerly aspect that captures the afternoon sun.

Key Features:

- Attractive duplex studio apartment in a prime central location
- 50m<sup>2</sup> 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 the ...