BRIAN FRANCIS & ASSOCIATES









PRINCE EDWARDS GATE

GIBRALTAR

S1247 | Bedrooms: 3 | Bathrooms: 2

£825,000

PROPERTY DETAILS:

Service charges:	£414.20 Per Month
Current rates:	£251.56 Per Quarter
Parking:	Private Parking
Interior Size:	120m^2
Exterior Size:	14m^2

Exclusive to BFA!

We are delighted to present this **spacious three-bedroom** apartment located in **Prince Edwards Gate**, a modern purpose-built development set within Gibraltar's historic city walls in the heart of the Old Town. This exceptional residence combines contemporary living with the convenience of being just a short walk from Main Street and the city centre.

Positioned on the **second floor** (fourth from ground level), the apartment offers generous internal accommodation of approximately **120m²**, complemented by a **14m² terrace** with open views across the Bay of Gibraltar. The home features an **extra large** master bedroom with an **impressive en-suite bathroom** and **walk-in wardrobe**, along with **air-conditioning throughout** and **underfloor heating** for year-round comfort. A **private parking space** and an allocated **store room** are also included.

Prince Edwards Gate has been designed to provide the highest standard of …

Disclaimer: whilst every care has been taken in the preparation of these particulars, neither the agent nor the vendor accept any responsibility for error or omission, nor do they constitute a contract

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