



## QUEENSWAY QUAY - CORMORANT WHARF GIBRALTAR

S1165 | Bedrooms: 2 | Bathrooms: 2

£1,350,000

### PROPERTY DETAILS:

Service charges:	£1039.01 Per Quarter
Current rates:	£233.01 Per Quarter
Parking:	Private Parking
Interior Size:	135m <sup>2</sup>
Exterior Size:	82m <sup>2</sup>

New to the market a beautifully presented 2 bedroom, 2 bathroom Garden apartment on a Ground floor west facing with uninterrupted views over the water in the sought after development of Cormorant Wharf.

The property is in move in condition having been recently refurbished to a high specification to the current owners requirements. The property sits in a quiet position a stones throw from the marina, enjoying peace and tranquility.

Further boasts a generous 82m<sup>2</sup> Garden and a covered veranda which is a room in itself, used all year round thanks to the installation of Glass curtains. The private garden is accessed via the kitchen and lounge and is the perfect setting for private outdoor dining.

The property is fitted with reverse air conditioning throughout, has double glazed windows, plenty of storage as well as a generous walk in closet.

The development further affords recently modernised communal swimming pool and has use of a private allocated resident parking within the grounds.

Viewing is highly recommended.