



## 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:	152m <sup>2</sup>
Exterior Size:	80m <sup>2</sup>

Beautifully Presented Two-Bedroom, Two-Bathroom Garden Apartment – Cormorant Wharf

This exceptional ground-floor, west-facing garden apartment offers views across the water in the highly sought-after development of Cormorant Wharf. Recently refurbished to a high specification, the property is in immaculate, move-in condition and reflects the careful attention to detail of its current owners. Positioned in a peaceful location just steps from the marina, it provides an ideal balance of tranquility and convenience.

The apartment benefits from a generous 82m<sup>2</sup> private garden, perfectly complemented by a covered veranda that functions as an additional living space throughout the year thanks to the installation of glass curtains. With direct access from both the kitchen and lounge, the outdoor area offers an inviting setting for private dining, relaxation, or entertaining.

Inside, the property features reverse air conditioning throughout, double-glazed windows, ample internal ...