



## TOWN AREA GIBRALTAR

GIB:33673 | 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 <sup>2</sup>
Exterior Size:	14m <sup>2</sup>

New to the market & Exclusive to BFA,

We are excited to offer a large 3 bedroom apartment in a modern purpose built development known as Prince Edwards Gate, situated within Gibraltar's city walls in the heart of the old town.

Prince Edwards Gate offers a highest level of living with all the conveniences of residing within walking distance to the city centre.

This 3 bedroom 2 bathroom apartment on a 2nd floor, 4th from ground level enjoys large internal living areas of approximately 120m<sup>2</sup> with a 14m<sup>2</sup> terrace enjoying views of the Bay of Gibraltar, further affords Airconditioning throughout, underfloor heating, a very large master ensuite bedroom complete with walk in wardrobe and includes a private parking space and allocated store room.

The development further boasts communal outdoor Swimming Pool, Jacuzzi, Sauna/Steam room, decked gardens and fitness room.

Viewing is highly recommended.