BRIAN FRANCIS & ASSOCIATES









UPPER TOWN
GIBRALTAR

S1272 | Bedrooms: 3 | Bathrooms: 1

£1,250,000

Set in the charming surroundings of Gibraltar's historic district, this distinctive three-bedroom **Victorian home** offers a rare chance to own a property full of character in a highly desirable central location.

Tucked away in a **hidden and exclusive residential** setting near the Garrison Library, the home benefits from a tranquil atmosphere while remaining just a short walk from the town centre's shops, cafés, and amenities. Residents also enjoy access to a beautifully maintained communal garden.

Inside, the property combines period elegance with practical modern living. The accommodation is **spacious** and thoughtfully arranged, ideal for families or those seeking a unique residence.

Key features include:

- **Three bedrooms,** including a large and comfortable master suite
- Bright, dual-aspect **open-plan living** and dining area with **garden views**
- Stylish, fully fitted kitchen designed for everyday convenience
- Well-presented family bathroom
- Original features such as **high ceilings**,…

PROPERTY DETAILS:

Service charges:	£35 a month
Current rates:	£120 a quarter
Parking:	Lock Up Garage
Interior Size:	170m^2
Exterior Size:	12m^2
Lease terms:	60 years left. £35k to increase to 99 years

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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