BRIAN FRANCIS & ASSOCIATES









SOUTH DISTRICT
GIBRALTAR

S1242 | Bedrooms: 3 | Bathrooms: 2

£825,000

New to the market and exclusive to BFA.

A wonderful duplex property in the popular development of St Christophers Court. A culdesac development of about 14 houses, boasting a quiet atmosphere within a wonderful residential area.

This 3 bedroom duplex property is ideal for a growing family looking to reside in the sunny South District of Gibraltar. Wonderfully kept and in very good condition the property offers generous living/dining room with large seperate kitchen on the ground floor giving direct access to a large 54m2 terraced garden, aswell as a 13m2 rear patio adjacent to the kitchen, which comes complete with utility come laundry room. Further affords a ground floor WC and under stair storage.

The first floor of the property offers 3 bedrooms of which 2 are large double rooms complete with fitted wardrobes and dual aspect windows as well as a 3rd single bedroom and family bathroom.

The property further affords generous loft area ideal for storage and a private allocated parking space.

Viewing highly recommended

PROPERTY DETAILS:

Parking:	Allocated Parking
Interior Size:	87m^2
Exterior Size:	67m^2

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