



## LIBRARY RAMP GIBRALTAR

S1106 | Bedrooms: 5 | Bathrooms: 3

£1,200,000

An exclusive five-bedroom Georgian residence, newly available on the market.

Nestled in the historic Garrison Library area, this unique property boasts original period features, five spacious bedrooms, a grand kitchen opening to a private patio, a sizable living room, and three bathrooms.

Situated in a tranquil residential zone with a communal garden, it's just a stone's throw from the town centre.

Although it requires refurbishment, it qualifies for Cat 2 Residential Status post-upgrade. Included is a rare luxury—a nearby parking space in the heart of town.

This rare gem, unfurnished and ...

### PROPERTY DETAILS:

Service charges:	£35 per month
Current rates:	N/A
Parking:	Private Parking
Interior Size:	220m <sup>2</sup>
Exterior Size:	81m <sup>2</sup>
Lease terms:	66 years