



## SOUTH DISTRICT GIBRALTAR

\$1190 | Bedrooms: 4 | Bathrooms: 2

£1,375,000

Stylish Three-Story Family Home – Woodford Cottage, South District

BFA is pleased to offer this well-appointed home located in the exclusive South District, within the peaceful Woodford Cottage development.

### Key Features:

- Spacious entrance hall with cloakroom, utility area, and built-in storage
- Modern kitchen with ample cabinetry and full range of appliances
- Open-plan living/dining room featuring a working fireplace for a cozy atmosphere
- 18m<sup>2</sup> covered balcony with stunning west-facing views over the Bay and Strait of Gibraltar – perfect for enjoying daily sunsets

### Lower Level:

- 40m<sup>2</sup> private patio offering the same panoramic sea views
- Self-contained studio apartment (approx. 30m<sup>2</sup>) with renovated bathroom and walk-in shower
- Additional storeroom for practical storage needs

### Upper Level:

- Three spacious bedrooms:
- Two west-facing with sea views ...

### PROPERTY DETAILS:

<b>Service charges:</b>	£75 a month
<b>Current rates:</b>	TBC
<b>Parking:</b>	Private Parking
<b>Interior Size:</b>	170m <sup>2</sup>
<b>Exterior Size:</b>	58m <sup>2</sup>
<b>Lease terms:</b>	113 years left