



## PROPERTY DETAILS:

Service charges:	Nil
Current rates:	£35 per month <sup>2</sup>
Interior Size:	97m <sup>2</sup>

## UPPER TOWN GIBRALTAR

**S1196 | Bedrooms: 2 | Bathrooms: 2**  
**£469,600**

Situated in the desirable Upper Town area of Gibraltar, this charming property on Flat Bastion Road offers a rare combination of character, space, and potential. Set across three levels, it enjoys a practical and versatile layout ideal for modern living.

The top level, which serves as the main entrance, benefits from direct road access and boasts beautiful sea views towards the west—perfect for enjoying sunsets over the Bay. This level sets the tone for the rest of the home, offering a warm welcome and a taste of the property's elevated position.

On the middle floor, you'll find a fully fitted kitchen, a comfortable living room, a bathroom, and a generously sized bedroom. This level is perfect for both relaxing and entertaining, with its well-proportioned spaces and natural light.

The lower level houses the master bedroom, complete with ample built-in storage, a quirky and stylish bathroom, and a separate utility room. ...