



EXCLUSIVE

## BARLEY HILL HOUSE GIBRALTAR

S1047 | Bedrooms: 2 | Bathrooms: 1

£345,000

Explore this charming 2-bedroom apartment, boasting a small terrace that offers partial sea views over the rooftops. Situated in a sought-after block near the Town Centre, this property combines convenience with comfort.

### Key Features:

1. Partial Sea Views: Enjoy glimpses of the sea from the cozy terrace, providing a serene backdrop to your everyday life.
2. Compact Fitted Kitchen: Adjacent to the inviting living room, discover a compact yet functional fitted kitchen, ideal for preparing meals with ease.
3. Spacious Bedrooms: Two generously sized bedrooms offer ample space for relaxation and rest, ensuring comfort for residents or guests.
4. Quality Wooden Kitchen and Dining Area: Experience the warmth and elegance of a quality wooden kitchen and dining area, perfect for gatherings and meals with loved ones.
5. Fully Furnished: This apartment comes fully furnished, including a good size living/dining area, ensuring convenience for both first-time buyers and investors.
6. Ceramic Flooring: Finished with ceramic flooring throughout, this apartment exudes durability and easy maintenance.
7. Move-in Ready: Whether you're a...



### PROPERTY DETAILS:

Service charges:	£289/quarter
Current rates:	£85/ quarter
Interior Size:	51m <sup>2</sup>
Exterior Size:	3m <sup>2</sup>
Lease terms:	114 years

### PROPERTY FEATURES:

- Fully Furnished
- Spacious Bedrooms
- Partial Sea Views
- Compact Fitted Kitchen
- Quality Wooden Kitchen and Dining Area
- Ceramic Flooring
- Move-in Ready

### PROPERTY VIEWS:

- Partial Sea Views