



## WATERGARDENS GIBRALTAR

S1026 | Bedrooms: 1 | Bathrooms: 1

### £399,000

Exclusive to BFA!

A wonderful, bright 1 bedroom apartment on the ground floor in the popular development known as Watergardens.

As you walk into the property you find a spacious bedroom with its fitted wardrobe. Followed by the bathroom. At the end of the corridor, you have a open plan kitchen, a lovely spacious living room with an electrical fire place which heats the whole apartment in winter, and has access to 2 terraces, one is 17m<sup>2</sup> the other is 15m<sup>2</sup>. Both terraces are boarded with raised planters with large shrubs offering privacy and have electric awnings that covers most of the terrace.

Sitting in a central location to some of the rocks best amenities between the leisure marina of Ocean village, a stones throw from Gibraltars Main shopping district known as Main Street and The port of Gibraltar.

A great opportunity to increase an existing Buy to Let portfolio or for a someone looking to take the next step on the property ladder.

Viewing highly recommended.

### PROPERTY DETAILS:

<b>Service charges:</b>	£343.69 per quarter
<b>Current rates:</b>	£71
<b>Parking:</b>	Permit Parking - Not
<b>Allocated</b>	
<b>Interior Size:</b>	48m <sup>2</sup>
<b>Exterior Size:</b>	32m <sup>2</sup>
<b>Lease terms:</b>	114 years left