



DEV053  
Available

## WELLINGTON COURT

£299,950



### FEATURES

- 2 Bedrooms
- 1 Bathrooms
- Fully Furnished
- Zone Parking Permit



Just Listed – Exclusive to Market! We're thrilled to introduce this nicely presented two-bedroom, one-bathroom apartment, perfectly situated on the 5th floor of a well-maintained building on Gibraltar's highly desirable eastern side. Boasting an unbeatable location, this home is just a short stroll from the beach, town centre, Ocean Village, and the frontier—offering the ultimate blend of convenience and coastal lifestyle. Inside, you'll find a spacious and well-designed layout, featuring: A contemporary, fully fitted kitchen A bright and inviting living room with an enclosed balcony—ideal for relaxing. A generously sized master bedroom A second bedroom with direct access to a small balcony A stylish, modern shower room In great move-in condition, this apartment is ideal for homeowners or investors seeking a prime location with strong rental potential. Early viewing is strongly recommended to fully appreciate the space, comfort, and value this standout property has to offer.

**Interior Size:** 63m<sup>2</sup>  
**Exterior Size:** 3m<sup>2</sup>  
**Plot Area:** N/A  
**Furnishing:** Fully Furnished

**Ownership:** Leasehold  
**Rates:** £35.82 Per Month  
**Service Charges:** £271.29 Per Quarter  
**Price per sqm:** £4,650.39