BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

DEV061
Available

WELLINGTON COURT

£279,000











FEATURES

- 2 Bedrooms
- 1 Bathrooms
- Lift access
- Near beaches
- Rock views
- Flexible
- Zone Parking Permit
- Balcony
- Air Conditioning

Well-Presented Two-Bedroom Corner Apartment | Rock-Facing ViewsBMI Group are pleased to offer for sale this attractive and well-presented two-bedroom, one-bathroom apartment, conveniently situated on a lower floor within a popular residential area on the eastern side of Gibraltar.Enjoying a desirable corner position, the property offers comfortable and practical living accommodation, complemented by pleasant views towards the Rock of Gibraltar. Its convenient location provides easy access to the nearby beaches, town centre, Ocean Village Marina and Gibraltar International Airport, making it an appealing choice for both homeowners and investors.The apartment features a generously proportioned living and dining area, providing a welcoming space for everyday living and relaxation, complete with reverse-cycle air conditioning for year-round comfort. An adjoining L-shaped enclosed balcony enjoys a Rock-facing aspect and offers a versatile additional space, ideal for a small seating area, informal dining or practical storage and laundry drying.The separate, fully fitted kitchen is finished with tiled surfaces and benefits from contemporary appliances, recessed downlighting and ample cabinetry, providing a functional and well-organised space.Accommodation comprises two comfortable double bedrooms. The principal bedroom features integrated wardrobe storage, reverse-cycle air conditioning and calming neutral décor, while the second bedroom, currently arranged as a children's room, offers excellent flexibility for use as a guest bedroom, nursery or home office.The recently refurbished family bathroom has been tastefully finished with contemporary tiling and features a modern walk-in shower, creating a fresh and stylish space.

Interior Size:	67m^2	**Rates:**	£112 Per Quarter
Exterior Size:	5m^2	**Service Charges:**	£95 Per Month
Plot Area:	N/A	**Price per sqm:**	£4,014.39
Furnishing:	Flexible		

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