

# HILLS PROPERTIES

OPENING DOORS FOR YOU

**SOUTH DISTRICT**

**Ref: G2851**



## AT A GLANCE

- Air-conditioning
- Private terraces
- Open market
- Recently refurbished
- Ground floor
- Double glazing
- Leasehold
- Private parking x4

## SPECIFICATIONS

Beds:	3
Baths:	2
Terrace area:	27m <sup>2</sup>
Living Area	103m <sup>2</sup>

## OUTGOINGS

Service charges:	£103 per month
Rates:	£25 per month

## DESCRIPTION

Colonial apartment set within in a small tranquil community of just 10 properties, situated in the highly sought after area of the South District with its own micro-climate.

This bright 3-bedroom ground floor apartment is located close to Europa Point and enjoys over 103sqm of internal living area, with high sound-proofed ceilings, solid walls, wooden flooring and plenty of storage spaces throughout. Recently refurbished, it boasts fully fitted air-conditioning units in every room, complemented by double glazed PVC suction windows for energy efficiency and noise reduction. The property has the potential to be converted into a four bedroom apartment. Fully fitted spacious kitchen with functional dining area, offering ample storage space and worktop areas for the chef in the family. South-facing lounge leads onto the 20sqm covered terrace ideal to sit out in a nice evenings. There are 27sqm of external space divided into three areas; a front facing covered terrace, ideal for the winter to as it is the perfect sun trap, a rear BBQ area and a small shed area. The front terrace can be closed off in the winter by rolling down the awnings. Additionally, buyers will benefit from 30sqm of exclusive use of communal area at the front of the property, perfect for summer time use or children's play area. At the doorstep of the property, there is a large allocated parking space with the capacity to park four vehicles and a motorcycle. There is currently a porta-cabin for additional storage, taking up two of the parking spaces. Potential new owners can opt to keep or remove the porta-cabin. The property is sold on the open market with no restrictions. Located within 1km away from the nearest beach (Little Bay) and Europa swimming pool. Lovely family

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home.

**£752,500**

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