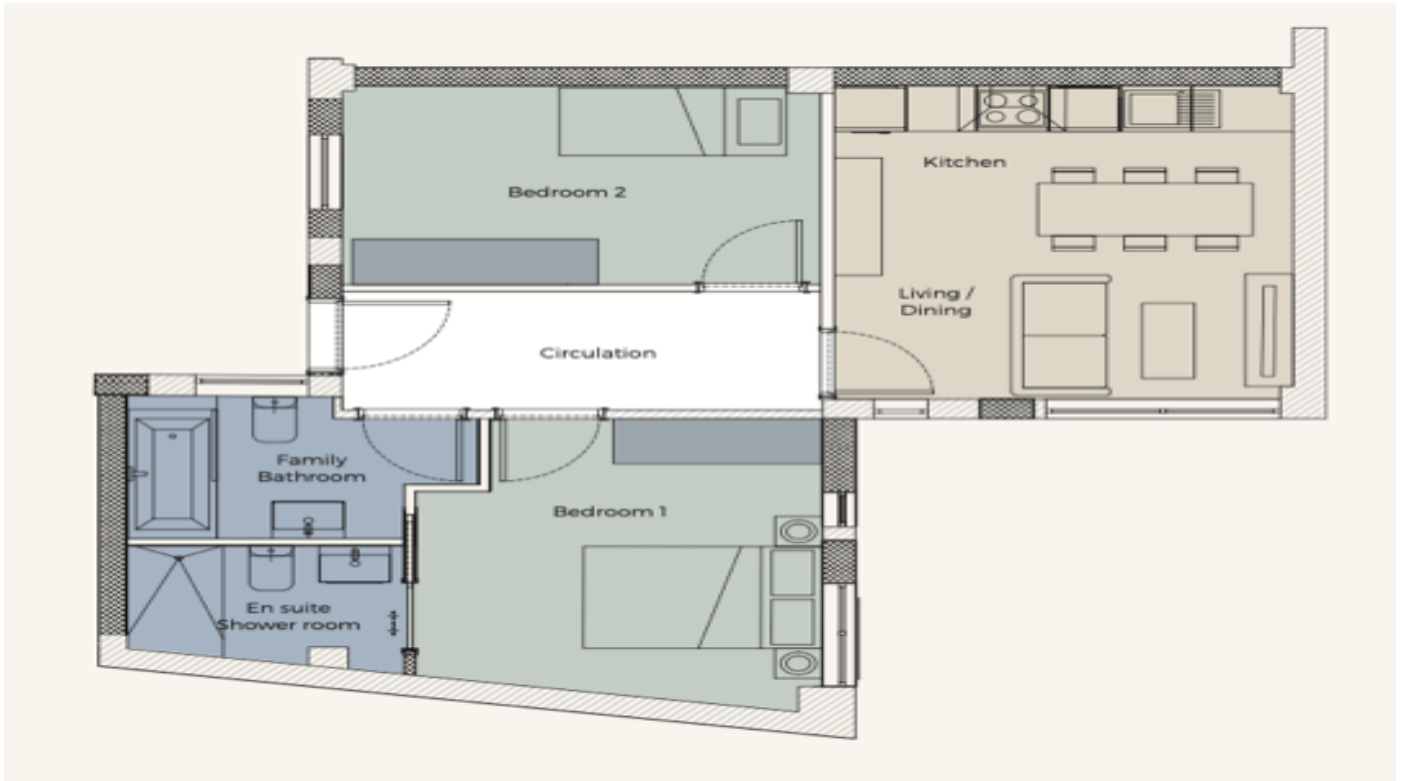


TWO SIX NINE GIBRALTAR

£317,500

REF: PWG18215

APARTMENT | 2 BEDS | 2 BATHS



PROPERTY DESCRIPTION

Discoverable via a discreet private entrance, Two Six Nine is located in the prestigious area of the Magistrates Court, near No.6 and the historical Convent building.

Designed with delicate consideration to the needs of our local community, whilst including all of the features expected of uber-modern urban living, Two Six Nine hits the spot for those that want to be in the heart of Gibraltar without compromising on quality or privacy.

The extensive refurbishment of the building incorporates a beautiful rooftop residents garden offering iconic views of the Rock of Gibraltar and a useful lift to all floors with Shabbat mode programming available.

Two Six Nine is in a league of its own with a winning combination of distinctive exterior design, sleek interiors, spacious floor plans and convenient location.

Gibraltar is a vibrant city well known for its charming streets and high standard of living. Everything you need is within easy reach. For those who love to shop and eat, you can't beat Main Street for its stores and restaurants. All of this is within minutes of your home, meaning that you will spend more time enjoying life and less time getting to where you need to be...

Two Six Nine offers you a rare opportunity to own a well-appointed and classic Gibraltar home, within an entire building that has been expertly restored to a high standard of specifications:

Family Bathrooms have been fitted with white bathtubs and a porcelain tile bath panel. Wall-mounted mixer tap with bath filler handset on a flexible hose. Large 6mm thick glass

bath screen. Gloss silver profile wall mounted toilet. Large wall mounted cabinet with 2 soft and self-close Half tiled bathrooms with large format ceramic wall tiles, bath areas to be fully tiled. Large format ceramic floor tiles. Shaver point and recessed lighting.



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Shower Rooms have walk-in style shower enclosure with large format tray. Thermostatic shower mixer tap with wall mounted shower head. Dual flush wall mounted toilet. Large wall mounted wash basin with stainless steel mixer tap. Washbasin cabinet with 2 soft and self-close drawers with an integrated shelf in a glossy white finish. Half tiled bathrooms with large format ceramic wall tiles, shower areas to be fully tiled. Large format ceramic floor tiles. Shaver point and recessed lighting.

Kitchens have a contemporary style featuring a Formica worktop combined with white gloss lacquered doors. Stainless steel sink and stainless-steel mixer tap. Ceiling downlighters. Stainless steel oven. Stainless steel integrated microwave (only in apt 3.01 and 4.01). Extractor hood and 3 ring induction hob.

Balconies & Terraces have large double-glazed sliding doors. Large format ceramic tiles on the floor.

Interiors are fitted with solid core apartment entrance doors with matching frames. White finish internal doors with matching frames and architraves. Walls to be decorated in matt warm white. Wood effect laminate flooring to living/dining/kitchen area and hallways (in all areas of the apartments, except bathrooms). Ceramic floor tiles and ceramic wall tiles to bathrooms. Security. Smoke/heat detectors to all apartments. Secure entrance door with spy hole viewer. Secure building entrance door with manual access.

Heating & Cooling is integrated with reverse air heating/cooling system to living areas and selected bedrooms.

The electrical installation includes recessed LED downlighters. Provision for electrics to separate utility cupboard or kitchen (for washer/dryers). Av Telephone & Data Systems. Wiring for cable and television. TV outlets to living area and selected bedrooms. Telephone outlets with broadband capability to the living area.

PROPERTY FEATURES

Location: **Two Six Nine**
Ownership: **Leasehold**

TWO SIX NINE

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