

Ordinance Wharf

Queensway Quay

£1,895,000

Exclusive to Chestertons is this beautiful five bedroom, four bathroom family Townhouse located in the remarkable Ordinance Wharf. Offering the best in marina living this tastefully decorated property has been extensively refurbished with all new plumbing and electrics and the latest air-conditioning throughout. Boasting an impressive spacious living area which leads out onto a terrace, a designer fully fitted kitchen, four double bedrooms all complete with fitted wardrobes and en-suites and a smaller fifth room which can be used as a single bedroom or office. The house is fully carpeted with the exception of the kitchen and reception hallway giving it a more luxurious feeling and located on the ground floor is a back terrace that can be covered with a remote control awning. Further benefits include an internal garage and driveway for 2 cars, a utility room, PVC double glazed windows, an outdoor communal pool and gym and Swann home security system remote controlled via your mobile phone. Ordinance Wharf has long been considered an address of choice for those looking for high-end homes in a stunning and convenient location with easy access to both town and the South district and a whole host of popular restaurants on your doorstep in the wonderful Queensway Quay marina. Viewing is a must.

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CHESTERTONS
Gibraltar



Ordnance Wharf

Queensway Quay

- 5 bed, 4 bath
- Stunning family home
- Marina views
- Communal gym & swimming pool
- Extensively refurbished
- Large ground floor terrace
- Designer kitchen
- Internal garage + 2 car parking spaces

Additional information

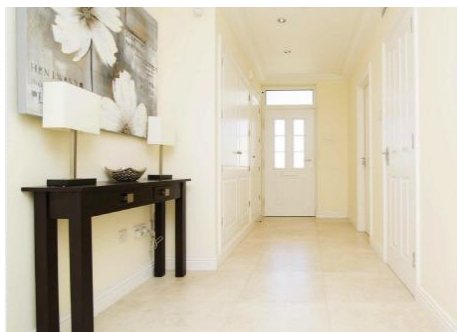
267sqm (2,873 sqft) interior space

61.5 sqm (661 sqft) exterior space

Service charges £2,080 pa

Entrance hallway

The entrance to this fine home sets the tone for what is an impressively chic and stylish property of the highest quality. Decorated in neutral tones with a porcelain light beige tile to the floor and light cream walls, the hallway has generous dimensions and high ceilings with stylish coving.



Utility

Generously sized utility which is well appointed and well designed. The room avails of a light beige porcelain tiled floor with shaker styled fitted cupboards and a mottled dark brown Silestone worktop. The room further benefits from a sink, recessed lighting and Bosch washing machine and dryer.

Bedroom 5 / Study

Currently being used as a small guest bedroom the room benefits from carpet, recessed lighting, ducted air-conditioning and bespoke fully fitted bedroom furniture including fitted wardrobe making the most of the rooms dimensions.

Bedroom 4

Generous double guest bedroom with double glazed glass doors leading onto the back patio creating a light space complementing the chic neutral décor. The room further avails of recessed lighting, high ceiling with coving, reverse cycle ducted air-conditioning, carpet and fitted wardrobes.



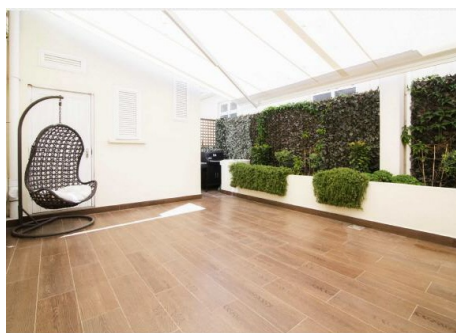
Bedroom 4 en-suite

Beautiful designer bathroom availing of a fully tiled floor and walls, a white designer Duravit suite including an inbuilt vanity unit with a Silestone mottled brown shelf, wall mounted mirrored cabinets, and a bath with wall mounted Hansgrohe shower attachment. Further benefits include recessed lighting, heated towel rail and under floor heating.



Terrace

At the rear of the ground floor, accessed via a door at the end of the entrance hallway you will find the back patio. The space is fully tiled with a durable wood effect tile and is enclosed with a modern living wall of plants and greenery. The space is large enough to accommodate a host of external patio furniture as well as a BBQ and benefits from electric operated awnings and an external storeroom.



Kitchen

High end and contemporary with light cream cabinets in a shaker style design with a contrasting mottled brown Silestone worktop and splash back. The room is bathed in light from the South facing glass doors what provide beautiful views to the Rock and to the South. Furthermore you can gain access to the small Juliette style balcony that is large enough to accommodate a small table and two chairs. The kitchen avails of a light beige porcelain tiled floor, recessed lighting, a six person dining table and white goods consisting of an AEG fridge freezer, Bosch microwave, oven, hob and Balay dishwasher.



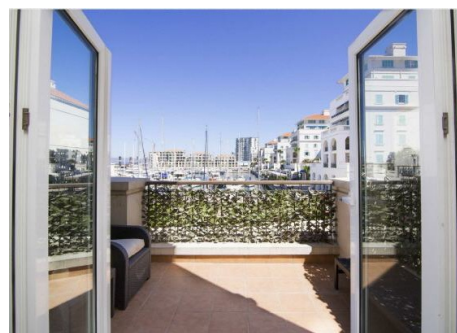
Lounge

Dominating the majority of the first floor of this spacious house, giving you a large and very useable living space. The room benefits from glass doors that give you access to the North facing sun terrace and the room continues the modern and stylish neutral tones and décor. Benefits include carpet flooring, coved ceiling and recessed lighting, ducted reverse cycle air-conditioning and magnificent views to Queensway Quay marina and westward to the Bay of Gibraltar.



Sun terrace

Stepping from the living area out onto this wonderful North facing terrace you are presented with a beautiful Queensway Quay view. The terrace has enough space for an al fresco dining suite and lounging furniture and benefits from remote control awnings.



Bedroom 3

Generously sized double bedroom benefiting from carpet, ducted reverse cycle air-conditioning, fitted wardrobes, recessed lighting and glass double glazed doors leading to a small South facing Juliet balcony gaining you views to the Rock and Southside.



Bedroom 3 en-suite

Fully tiled en-suite bathroom benefitting from a white designer Duravit suite consisting of toilet, sink unit and small deep set Omni bath with wall mounted Hansgrohe shower attachment. The room also provides high ceiling, recessed lighting, underfloor heating and heated towel rail.

Master suite

This is a beautifully decorated and elegant master suite comprising a large North facing bedroom with spectacular views over Queensway Quay marina and West to the Bay of Gibraltar, a dressing area of integrated wardrobes and a wonderfully appointed en-suite. The bedroom continues the elegant ambience of the house with neutral tones to the walls and a light beige carpet to the floor giving the space a luxurious appeal. Further benefits include ducted reverse cycle air-conditioning, recessed lighting and TV and internet points.



Master en-suite

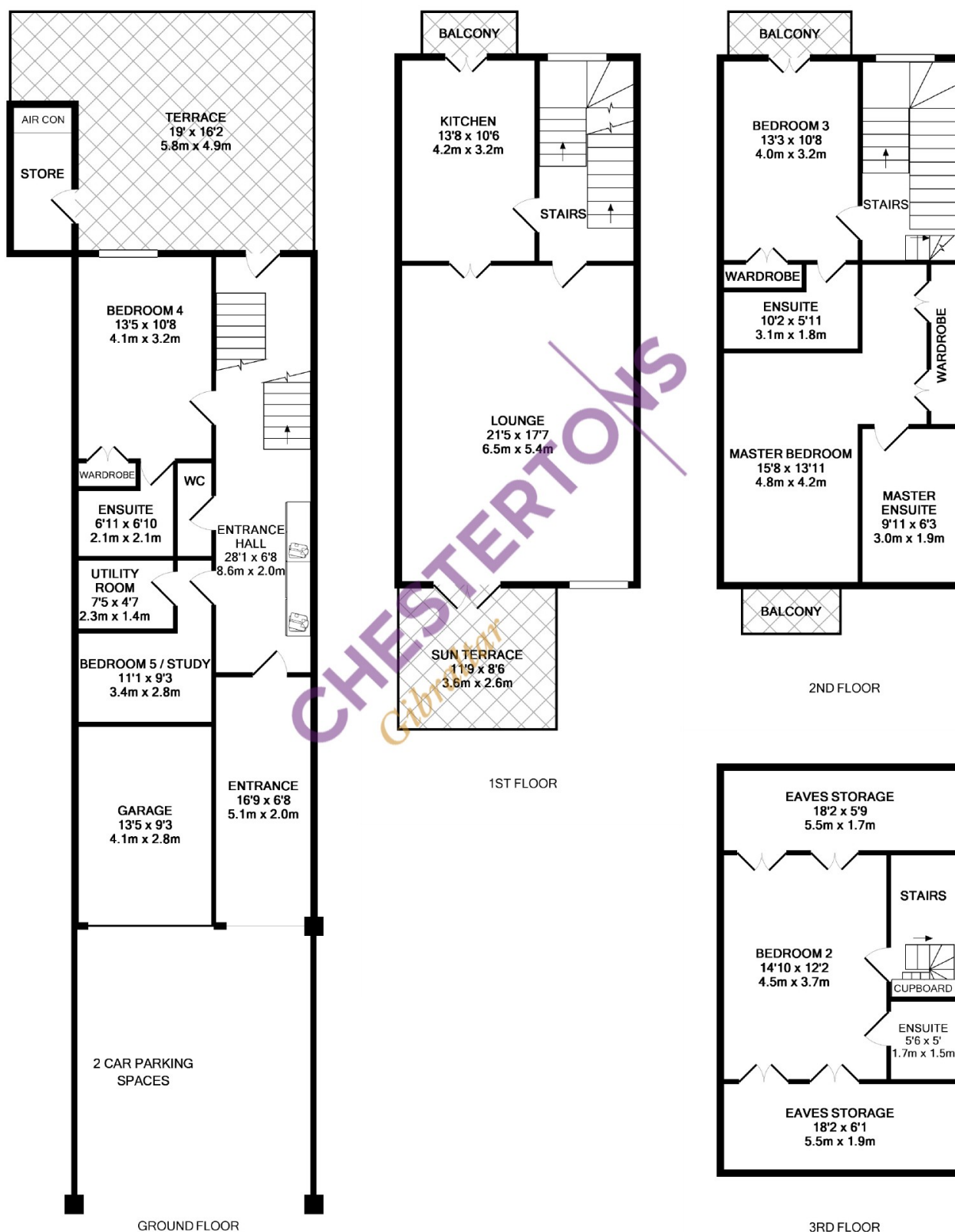
The master en-suite once again boasts a beautiful white Duravit suite, this time with a separate large bath in addition to a walk-in shower. The room is fully tiled with a beige tile and benefits from natural light and recessed lighting. Further benefits include under floor heating, heated towel rail and high-end Hansgrohe fittings.

Bedroom 2

Located on the second floor making wonderful use of the eaves and practically conceived guest bedroom, losing nothing in utility due to its location. The room benefits from natural light gained from the remote controlled velux window and has a clever use of storage space in the area of the room where head height is limited. The room is served with a wall mounted air-conditioning unit and benefits from carpet and recessed lighting.

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Ordnance Wharf, Queensway Quay



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