



## Amaryllis House

### Waterport Terraces

£289,950

Three year Gibraltar residency required, Chestertons is delighted to offer to market this delightful and well proportioned two bedroom apartment on a mid floor of a popular residential block in Waterport Terrace. This home is well presented with a generous sized reception and access to a north facing balcony with sea views, a modern well equipped kitchen with separate utility, two double bedrooms and a bathroom suite benefitting from a large bath with additional shower attachment. Situated moments from town and the commercial area of Europort, Waterport Terraces is a popular choice for those looking for quality housing that is excellent value for money. A covered allocated parking space is included. Viewing highly recommended.

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**CHESTERTONS**  
Gibraltar



## Amaryllis House

### Waterport Terraces

- 2 bed
- 1 bath
- Partial sea views
- Convenient location
- Covered allocated parking
- Popular development
- Separate utility room
- Three year residency required

#### Additional information

Internal 76 sq m

External 5 sq m

Service charge £992 pa

Rates £247 pa

### **Living room 22.56 (74'0")**

A smart space with dual aspect windows and glass doors that gain you access to the north/east facing balcony and the views northwards to the sea and the Spanish coastline in the distance. The current set-up allows for both a large lounge suite and a six person dining table and chairs. Ecron reverse cycle air-conditioning allows for both cooling and heating with the further benefit of TV/internet points and wood effect tiles to the floor.

### **Kitchen 9.06 (29'9")**

### **Bathroom 5.50 (18'1")**

White Jacob Delafon suite with a complimentary colour scheme of white and grey tiled floor and walls. The room benefits from a large store cupboard with inbuilt shelving that also currently houses the large Ariston boiler. Other benefits include a bath with over bath shower attachment and a shaver point.

### **Bedroom 1 14.35 sq m (47'1" sq m)**

A bright and spacious room with a north/east facing window that bathes the space in natural light. Its generous proportions mean it can easily accommodate a double bed and large wardrobes if required. Once again the room benefits from wood effect tiled flooring and TV point.

### **Bedroom 2 11.14 sq m (36'7" sq m)**

Double sized bedroom with a north/east facing window and

large non-fitted wardrobe. The room also avails of the same wood effect tiled flooring.

### **Hallway 10.50 sq m (34'5" sq m)**

A long hallway off which all rooms can be accessed. To your immediate right you find a shoe/storage cupboard that is generous in size and further down the hallway you avail of a wall mounted intercom allowing for secure entry to the building. The space is finished with a wood effect tiled floor - very durable and great for those long hot summer months.

### **Utility room 2.33 (7'8")**

Generous utility room accessed from the kitchen area with ample space for the Whirlpool washing machine and the other standard household items you would expect to find including laundry and cleaning items.

### **Balcony**

Accessed via single glass door from the living room, with tiled floor, north/easterly views.

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