



# A.E REAL ESTATE

MANAGING ALL YOUR PROPERTY NEEDS



## Montagu Gardens

### £415,000

AES25685 | APARTMENT

BEDS: 3 | BATHS: 1 | AREA: 92m<sup>2</sup>

### PROPERTY FEATURES

**Service charges:** 133.48 Per Month

**Rates:** 52.34 Per Month

**Category 2:** No

**Hepps:** No

**3 Year Residency:** No

Communal Garden   Partly Furnished   Good condition   Private Parking

### PROPERTY DESCRIPTION

Open Market Opportunity at Montagu Gardens Discover this charming three-bedroom, one-bathroom apartment nestled in the desirable Montagu Gardens area. Perfectly located for those seeking the vibrant town living experience, this property is just a short stroll from the town center, where you'll find an array of shops, bars, and restaurants. The convenient proximity to the main bus station and Ocean Village offers easy access to nightlife and entertainment. Situated on a high floor, this apartment boasts a warm and inviting country-style kitchen, complete with a utility room that leads into a spacious living area. The large living room faces south, flooding the space with natural light throughout the day. The bathroom features a sizable closet converted from a corridor, serving all three bedrooms comfortably. With no longer restrictions on its sale, this property is now available on the open market, offering greater flexibility for buyers. Additionally, the apartment benefits from a large parking space for added convenience. Don't miss this fantastic opportunity to own a bright, well-located home in Montagu Gardens. Please contact us for further information or viewings on 56021966 or email us at [info@aerealestate.gi](mailto:info@aerealestate.gi)

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