









## H2S3742

## Penthouse in El Verger

130,000€

TOWN CENTRE LOCATION

ROOF TERRACE SHARED WITH ONLY ONE OTHER APARTMENT

BUILT IN 1979. IBI 340€. BASURE 98€. BUILD 190M<sup>2</sup> +/-

CYCLE ROUTE TO DENIA AND BEACHES

PENTHOUSE WITH 3 DOUBLE BEDROOMS. 2 BATHROOMS

STORE ROOM WITH UTILITY AREA.

LOCAL SWIMMING POOL AND SPORTS CENTRE

SPACIOUS, LIGHT AND AIRY ACCOMMODATION

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Situated a short cycle ride to Denia and the beaches. Penthouse apartment with a communal roof terrace. Only 2 apartments in the building. With 3 double bedrooms, 2 bathrooms, lounge dining room with private balcony. Only 2 apartments in the building. Town centre no car required.

The approach is via a communal entrance which services just 2 apartments, stairs leading to the 2nd floor, penthouse apartment.

Spacious reception hall with inset spotlights and doors off to:

Lounge dining room is a spacious room, with windows to the front, side and patio doors leading to a private balcony. Hot and cold air conditioning unit, inset spotlights and ornate coving.

Kitchen would benefit from updating, yet is useable as it is. With a range of base and wall units, fitted oven, hob, single sink and drainer with mixer tap over, spacious store cupboards, window, space for breakfast table and chairs and lighting.

Bedroom 1 is a nice light bedroom with inset spotlighting, bay window, coving to the ceiling and air conditioning unit.

Shower room with a small bath (I would replace with a shower tray) W.C, wash basin, lighting, louvered window and hot water cylinder.

Bedroom 2 is a double bedroom with a window and lighting.

Bedroom 3 is a double bedroom with a window and lighting.

Family bathroom with a full-length bath and shower over, W.C, bidet, wash basin, lighting and a window.

Roof terrace with a 70m² room, currently used as the summer kitchen with an open fireplace, windows, utility area and lighting.

Roof terrace is very sunny with plenty of space for sunbathing. This roof terrace is shared with only one other apartment which is also for sale. The family owned the building and are now selling as their parents no longer live here.