



H2S3810

Penthouse in Denia

382,000€

CHARM, CHARACTER AND MANY ORIGINAL FEATURES

HIGH CEILINGS, VALENCIAN DOORS & TILES

MODERN BATHROOMS AND KITCHEN

IBI 276€ AND BASURA 140€ PER YEAR

TOWN CENTRE LOCATION. CLOSE TO THE CASTLE

PRIVATE TERRACE WITH PLENTY OF SUNSHINE

BUILT IN 1960. 200M<sup>2</sup> BUILD TOTAL

VIEWING RECOMMENDED. ONLY ONE OTHER APARTMENT SHARES THE ENTRANCE

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MONEY LAUNDERING REGULATIONS 2010

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 2013

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.

REGLAMENTO DE BLANQUEO DE DINERO DE 2010

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

LA LEY DE DESCRIPCIONES ERRONEAS DE PROPIEDAD DE 2013

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a La Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

Close to the castle and in the town centre of Denia. This 2-bedroom penthouse apartment on the 2nd floor has character, charm, welcoming, light and lovely high ceilings. Private terrace in a sunny position, modern kitchen, shower room and bathroom. Snug room, pretty facade to match the interior character. It feels like you are in a movie. The wow factor.

The approach is in the town centre, door leading to the reception hall and stairs to the 2nd floor. Only 2 apartments in the building. This being the penthouse the landing at the top of the stairs has useful storage cupboards and door leading into a very welcoming reception hall.

Reception hall the first thing I noticed is the height of the ceilings and the character of the original Valencian doors, the double opening doors to the vestibule.

Vestibule with double opening Valencian doors to the balcony at the front and the two double bedrooms. This is a beautiful room flooded with light and perfect for reading or relaxing on an afternoon. The chandelier with the ceiling rose and the ceiling coving makes you feel that you have just stepped into a movie scene.

Sitting room is also a beautiful room with high ceilings, coving and a wonderful chandelier. The artwork wall paper gives a sense of peace and tranquillity.

Snug sitting room/ occasional bedroom. This is technically not a bedroom as there is no window, however currently used as a snug sitting room, the tiled flooring is really pretty, original and in very good condition.

Kitchen with a range of base and wall units, single sink and drainer, dishwasher, freestanding cooker, walk in pantry and ceiling lighting.

Bedroom 1 has plenty of character, double opening Valencian doors to the front with a balcony, high ceilings with coving, dressing area and lighting.

Bedroom 2 is a double bedroom, again with plenty of character, Valencian tiled flooring, high ceilings, double opening Valencian doors opening to a balcony at the front.

Family bathroom with a bath and shower over, W.C, vanity unit with wall mirror over, heated towel rail, window, wall heater and lighting.

Shower room has a shower cubicle and W.C.

Outside the terrace has various seating areas, awning, hot water boiler, dining area with a sail canopy and lighting.

Situated in the town centre and within walking distance to the beaches, port, marina and all the town amenities.

Great location near the Castle and main high street.