



H2S3928

Apartment in Gandia

215,000€

SUNNY POSITION WITH 3 BEDROOMS. 2 BATHROOMS

10 MINUTE STROLL TO THE BEACHES

SHOPS, BARS AND RESTAURANTS IN EASY WALK

COMMUNAL SWIMMING POOL AND COMMUNAL GARDENS

LIFT TO THE 2ND FLOOR

COMMUNAL FEES 188€ PER MONTH

IBI 480€. BASURA 118 & 66€ PER YEAR

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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.

Grau de Gandia is a popular location for holidays, beach lovers, university students and people wanting to walk out the door to supermarkets, bars, restaurants for all year living. This apartment has been owned since new by the current family. With 3 double bedrooms, 2 bathrooms, spacious living room, communal swimming pool and a 10-minute stroll to the beaches.

The approach is via a communal entrance and stairs or the lift to the 2nd floor.

Reception hall with a window, door to the kitchen and entrance to the lounge dining room.

Lounge dining room is spacious with patio door and a sunny aspect. Plenty of space for seating dining and entertaining, hot and cold air conditioning unit and lighting.

Kitchen is original and would benefit from updating although it is functional with a range of base and wall units, oven, hob, extractor, window, lighting and utility room.

Utility room with space and plumbing for washing machine, window and lighting.

Bedroom 1 is a generous size bedroom with 2 sets of built in wardrobes, hot and cold air conditioning unit and lighting.

Ensuite bathroom with a full-length bath and shower over, W.C, vanity unit with cupboards and drawers beneath and wall mirror over.

Bedroom 2 is a double bedroom with built in wardrobes, balcony with views over the poolside and gardens, hot and cold air conditioning unit.

Bedroom 3 another double bedroom with a window to the poolside, hot and cold air conditioning unit, built in double wardrobes and lighting.

Family shower room with a walk-in shower cubicle, W.C, bidet, wash basin with mirror over and lighting.

Gardens with plenty of entertaining space, lovely communal swimming pool and only shared with 52 properties.

The beach is a short stroll away, beautiful paseo for walking and seating, supermarkets, bars, restaurants, lots of on street parking, train station nearby which goes to Valencia, university a 3 minute walk, medical centre and all you need for all year-round living.

Yes it needs some minor repairs such as new door frames and maybe an updated kitchen but it is habitable, light, bright and airy.