







H2S3091

Apartment in El Verger

68,200€

2 Bedrooms (1 en-suite), 2 bathrooms

Bright open plan living/dining

Possible Basement Parking at extra cost around 8,000€

ANNUAL IBI/COUNCIL TAX 273€. COMMUNAL FEES 89€ EVERY 3 MONTHS

PREVIOUS PRICE 116,000€

3rd floor with lift and intercom system. Town location

Rental Investment Opportunity

Near to Coast & Beaches

BUILT IN 2006. 75M² BUILD

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MONEY LAUNDERING REGULATIONS 2003

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.



2 Bedroom (1 en-suite) modern town apartment requiring refreshing, located in purpose built block. Possible basement garaging & easy walk to town centre; shops, bars, cafes. Near to coast & sandy beaches.

The apartment block is accessed from the street via a partly glazed door into a clean & fresh communal entrance hallway in which there is a lift to all floors plus a central stairwell.

OPEN PLAN ENTRANCE HALL / LIVING / DINING AREA Bright open plan area that contains a built-in wardrobe for storage. Sliding clear glazed doors open to a balcony and side street view. The doors are fitted with shutters & mosquito blinds & there are two wiring points for ceiling lights. Tiled flooring.

Opposite the security entrance door with video entry phone is

KITCHEN An opaque glazed door opens to a variety of floor & wall mounted storage cupboards with polished granite work surface. Single stainless steel sink with mixer tap plus space for a washing machine & further floor sitting appliance. Electric oven with 4 ring ceramic hob above & extraction above. Tiled floor & walls plus a clear glazed window to a central well with shutter & mosquito blind.

CORRIDOR – Leading from the kitchen a bright area with two sliding clear glazed windows to a central well with a tiled floor and three integral ceiling down-lights.

BATHROOM To the left – the family bathroom containing large shower tray, plumbing fixing points for shower attachment, white WC and bidet. White pedestal sink with mixer tap & central ceiling light. Tiled floor & walls including 'feature' wall in coloured tile pattern.

BEDROOM 1 (with EN-SUITE) Large double bedroom with clear glazed sliding patio door to shared balcony (with bedroom 2) over central well, fitted with shutter & mosquito blind. Tiled floor & single ceiling light with walk through containing two large fitted wardrobes to:

EN-SUITE Internal room with tiled floor & walls with fitted bath & plumbing fixes for shower attachment above. WC, bidet & white sunken sink basin with mixer tap. Cupboard & drawer storage space below plus a single ceiling light.

BEDROOM 2 Single bedroom with clear glazed patio doors to shared balcony. There is an external light fitting on the balcony area. A tiled floor plus a further clear glazed window to a central well. The window & doors have shutters & mosquito blinds. There is also a built-in wardrobe with additional cupboard storage space above.

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