



## H2S3110

## Apartment in Ador

## 45,000€

GROUND FLOOR APARTMENT IN ADOR	NEAR GANDIA
3 BEDROOMS	FAMILY BATHROOM
ALL LOCAL AMENITIES ON YOUR DOORSTEP	BEAUTIFUL VILLAGE LOCATION
BUS SERVICE TO THE THRIVING CITY OF GANDIA	15 MINUTES' DRIVE TO STUNNING BEACHES
IDEAL AS A HOLIDAY HOME	PRIVATE ENTRANCE

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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.



Cheap ground floor apartment in the heart of the charming village of Ador. This apartment has a private entrance. 3 bedrooms, shower room, lounge dining room, kitchen and utility area. Cheap to run. In walking distance to all the local amenities. Ador is a very typical Spanish village with bars, various shops, school, medical centre, pharmacy, municipal swimming pool, etc.

The approach to the property is via a private entrance from a typical Spanish Street in the centre of the village.

The main door leads in to the open plan lounge dining room with a window to the front elevation. Ceiling spotlights and archway leading to bedroom 3.

This bedroom has a window to the front elevation, coving to ceiling, lighting and door to the hallway.

Kitchen with gas hob, oven, sink, base units and window.

Bedroom 1 is double with space for a free standing wardrobe and window.

Bedroom 2 is a twin bedroom with built in wardrobe and window.

Family bathroom with w.c, wash basin, bath and window.

Overview.

This ground floor apartment would make a lovely holiday home. Cheap to run and in walking distance to the local amenities. 15 minutes to the thriving city of Gandia and its superb blue flag beaches. Bus service to Gandia and surrounding towns.

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