



**H2S3145**

**Apartment in La Sella Golf Resort**

**118,000€**

**GROUND FLOOR WITH ELEVATED VIEW OVER THE POOLSIDE**

**FURNITURE INCLUDED. VERY GOOD QUALITY. READY TO MOVE IN TO OR RENT OUT**

**VIEWS OVER THE COMMUNAL POOL, MOUNTAIN AND GOLF COURSE**

**EXCELLENT FOR CHILDREN AS THE TERRACE IS ENCLOSED AND OVERLOOKS THE POOL**

**PLENTY OF LOCAL ACTIVITIES INCLUDING THE BEACH 10 MINUTE DRIVE AWAY**

**2 DOUBLE BEDROOMS WITH BUILT IN WARDROBES AND AIR CONDITIONING**

**EXCELLENT OPPORTUNITY FOR RENTAL INCOME FOR INVESTORS**

**PLENTY OF PARKING ON STREET. 24 HOUR SECURITY RESORT**

**UTILITY ROOM WITH WASHING MACHINE AND HOT WATER CYLINDER**

**ANNUAL IBI 140€. BASURA 88€. COMMUNAL CHARGES 465€ TWICE A YEAR**

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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.

Owned from new 15 years old by the current owners this is a beautiful furnished 2-bedroom ground floor apartment, situated within a small complex on La Sella Golf Resort. Apartment comprises, spacious covered terrace overlooking the pool, gardens and mountain, 2 double bedrooms with built in wardrobes, open plan lounge kitchen dining room, family bathroom, store cupboard and utility room.

The approach to the property is via a well-lit garden with pretty Bougainville flowers and shrub borders, a quaint path leading to the communal hall.

Communal hall very well maintained with lighting and only used by 4 apartments.

Reception hall, houses the electric fuse box, lighting, lockable airing cupboard which is very useful if you are intending to rent the apartment out as you can store the bed linen and towels inside. Open archway leading to the main living accommodation, bedrooms 1 and 2 and family bathroom.

Lounge kitchen Dining room a very light and spacious room with each area clearly defined. Lounge including furniture has sliding patio doors leading to the spacious terrace, wall lights, ceiling light, hot and cold air conditioning unit and there are lovely views towards the national park and mountain.

Dining area with lighting, table and chairs and a breakfast bar to the kitchen.

Kitchen with a range of base and wall units, fitted oven, hob, extractor, freestanding dishwasher and upright fridge freezer, over the sink and drainer is a window with views overlooking the communal pool, golf course and national park and mountain and lighting to the ceiling.

Utility room with a washing machine, hot water cylinder lighting and a very useful store room for the vacuum and other items.

Bedroom 1 is a good size double master bedroom with a window to the rear, ceiling light hot and cold air conditioning unit, built in double wardrobes with plenty of hanging space, shelf over and built in drawers.

Bedroom 2 is a good size twin bedroom with a window to the rear, ceiling light hot and cold air conditioning unit, built in double wardrobes with plenty of hanging space, shelf over and built in drawers.

Family bathroom with a full-length bath with a mixer tap and shower over, W.C, vanity unit with wall mirror over and lighting, central ceiling light, extractor, towel rail, a generous size bathroom.

Outside the communal gardens are beautifully maintained with lighting for the evening, two swimming pools, one for adults and one for children, plenty of space for seating, sunbathing and entertaining. The pool is never busy as there are several pools over the urbanisation for each small complex within La Sella.

Locally there are several restaurants, chemist, grocery store, the stunning golf course of La Sella, tennis club, horse riding centre, Buddhist centre where they hold yoga lessons and the neighbouring towns have the main supermarkets all within a 5-minute drive. La Sella is a lovely urbanisation to live or come for holidays, the roads, streets and gardens are always clean tidy and very well presented.

You do not need to play golf, tennis or like horse riding to live or own a property here, but the one thing you will be sure of it is a great place to buy a property.