









H2S3233

## **Apartment in Denia**

98,000€

BANK REPOSSESSION

3 BEDROOMS, 2 BATHROOMS

GREAT LOCATION, WALKING DISTANCE TO AMENITIES IN THE TOWN CENTRE

5TH FLOOR APARTMENT WITH LIFT

CLOSE TO BEACHES AND MARINA

MODERN BUILDING IN GOOD CONDITION

ANNUAL CHARGES, IBI 387€. COMMUNAL CHARGES 50€ PER MONTH.

BUILD SIZE 104M2 WITH PRIVATE BALCONY

VIEWS OF THE HISTORICAL CHURCH, TOWN & CASTLE

KITCHEN WITH SEPARATE UTILITY ROOM

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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, 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.



Situated in the heart of Denia, within walking distance of Marina, beaches, port and the town with bars, shops, supermarkets and restaurants. 3 bedrooms, 2 bathrooms on the 5th floor with a lift and a private balcony with views from the lounge dining room over to the castle. Bank repossession.

Communal entrance with post boxes, Lift and staircase

Apartment has a reception hall with doors leading to a family bathroom with shower, basin and wc, master bedroom with ensuite, bedrooms 2 and 3. At the end of the hall way there are double opening doors that lead to the lounge dining room and another door to the kitchen.

Lounge dining room has full length picture window with views of the historical church and castle. Sliding patio doors to the balcony.

Kitchen has a range of base and wall units with a single sink and drainer with mixer tap. Fitted oven and hob with a space for an extractor fan above. From the kitchen there is a door leading to:

Utility room with a scrub sink and hot water cylinder. It has space and plumbing for a washing machine.

Master bedroom has built in wardrobes, window and a ensuite bathroom. With full length bath, wc, bidet and wash basin with wall mounted mirror.

Bedroom 2 is double bedroom with a window and space for a wardrobe.

Bedroom 3 is a single bedroom with window.

The apartment has Shutters and Double glazing. It also has pre installation for air condtioning.