



H2S3264

Apartment in Llocnou De Sant Jeroni

39,000€

CHEAP GROUND FLOOR APARTMENT

IN WALKING DISTANCE TO SHOPS, BARS AND RESTAURANTS

2 BEDROOMS, 1 FAMILY BATHROOM

MUNICIPAL SWIMMING POOL, MEDICAL CENTRE, BUS SERVICE

PRIVATE COURTYARD AND TERRACE

NEEDS SOME COSMETIC UPDATING

PLENTY OF CHARACTER AND ORIGINAL FEATURES

20 MINUTEÂ'S DRIVE TO STUNNING BEACHES

HIGH CEILINGS, OPEN FIREPLACES, ORIGINAL TILES

ANNUAL CHARGES, IBI TBC, BASURA TBC

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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.

Ground floor apartment with courtyard and terrace. Situated in the pretty village of Llocnou near Gandia. Original character and features. 2 bedrooms, bathroom, 2 lounges with fireplace. Near local shops, bars and restaurants. Municipal pool. Needs some updating. 20 minutes' drive to superb beaches.

The approach to the property is via a picturesque street.

Double opening wooden valencian doors into a spacious reception hall, open archway leading to the first lounge and a door to bedroom 1

Bedroom 1 is a double bedroom with wooden windows to the front elevation, ceiling light and a high ceiling.

Bedroom 2 is a single bedroom with a window overlooking the courtyard and a ceiling light.

Open plan lounge with a ceiling light, door leading to an internal room. The hall way continues from the lounge to the back of the property with double opening doors to the courtyard. There is also a door leading to a separate 2nd lounge, dining room.

The internal room could be made into a 3rd bedroom if you wished there is space for single bed, no window.

2nd Lounge, dining room has an open fire place, ceiling light, window, door to the kitchen.

Kitchen has base and wall units, a free standing cooker, a single sink, ceiling light, space for a fridge freezer, a door to a hallway

Hallway has large windows overlooking the courtyard, it leads to an open summer lounge living space and a door to a bathroom

Bathroom has bath with a shower over, bidet, wash basin with cupboards underneath and a W.C.

Courtyard has a door to the rear of the property with a summer lounge and a utility area. A staircase up to a roof terrace.

Utility Area has space and plumbing for a washing machine and a scrub sink.

Summer lounge is at the back of the property with plenty of space for entertaining, it is open to the courtyard so is perfect for dining and enjoying the summer days and nights, ceiling lights, it has windows overlooking the beautiful mountains and dried riverbed and a Door to a storeroom.

Good sized store room with enough room to store garden furniture ETC.

Roof terrace nice and sunny with views over to the mountains and dry river bed.