



H2S3324

Apartment in Denia

169,000€

2 BEDROOMS, 2 BATHROOMS

LIGHT. NO WORK REQUIRED.

OPEN PLAN LOUNGE DINING ROOM.
SEPARATE KITCHEN

GOOD SIZE TERRACE FOR ENTERTAINING

COMMUNAL SWIMMING POOL AND GARDENS

TENNIS COURTS. UNDERGROUND PARKING
AND STORE ROOM

ONLY FEW METRES AWAY FROM A STUNNING
BEACH

BUS SERVICE TO DENIA TOWN CENTRE

AIR CONDITIONING UNITS. DOUBLE GLAZING
AND SHUTTERS

IBI ANNUAL 265€ BASURA ANNUAL 125€
COMMUNAL CHARGES 680 P.A

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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.

Located on Las Marinas, this apartment has 2 double bedrooms, 2 bathrooms, open plan lounge dining room, separate kitchen, good size terrace overlooking the communal pool and gardens. Gated urbanisation with playground, tennis court, swimming pool, outdoor showers and lawned gardens. Underground parking and store room. Double glazing, shutters and air conditioning units. Bus service to Denia's town centre. 2nd floor with lift. In walking distance to bars and restaurants.

The approach to the property is via a pedestrian gate in to the urbanisation. Lift to all floors. The apartment is on the 2nd floor. The main door opens into a reception hall with lighting and intercom. Immediately to the right is the shower room with w.c, wash basin and mirror over, walk in shower and window.

Light and spacious open plan lounge dining room with air conditioning unit, ceiling lighting sliding doors to the terrace and archway to the rest of the accommodation.

Fitted kitchen with a range of base and wall units, sink with drainer and mixer tap over, electric hob, fitted oven, extractor, fridge freezer, washing machine and space for a dishwasher. The kitchen has also room for a breakfast table and a couple of chairs and there is a window too.

Ample terrace with space for entertaining and pretty views of the communal areas and the pool. From here you can even see the sea in the distance.

Bedroom 1 is double with built in wardrobes, air conditioning unit, ceiling lighting and window.

Bedroom 2 is double with air conditioning unit, built in wardrobes, ceiling lighting and window.

Bathroom with bath and shower over, w.c, bidet, wash basin and ceiling lighting.

The property includes a parking space in the underground carpark and a store room ideal for bikes.

Outside.

The communal gardens are very well maintained. Children's swimming pool and adults' pool. Outdoor showers and benches for seating outside. Playground and tennis court.

Gated community with several accesses. Communal charges 680€ p.a.