







## H2S3371

Apartment in El Verger

119,900€

PENTHOUSE APARTMENT IN EL VERGER

PRE INSTALLATION FOR AIR CONDITIONING

2 BALCONIES AND COMMUNAL ROOF TERRACE

CLOSE TO SHOPS, BARS AND RESTAURANTS

IBI ANNUAL 270€ BASURA ANNUAL 90€

3 BEDROOMS, 2 BATHROOMS

MODERN AND LIGHT

SEPARATE STORE ROOM INCLUDED

2,5 KM TO MAGNIFICENT BEACHES (30-35 MIN WALK)

BUILD SIZE 94 m<sup>2</sup> COMMUNAL FEES 40€ PER MONTH

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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.



Penthouse apartment situated in the popular town of El Verger, a traditional Spanish town with a variety of amenities within walking distance such as bars, restaurants, supermarkets, municipal swimming pool, medical centre, schools, etc. Built in 2008, 3rd floor with lift. 3 bedrooms, 2 bathrooms, 2 private balconies and communal roof terraces. Separate store room included.

The approach to the property is via a communal entrance with secure intercom entry system, very clean and well maintained with staircase and lift to the penthouse.

The main door opens into the reception hall with video intercom, cloaks cupboard, double opening doors into the lounge dining room, door to the kitchen and door to bedroom 1.

Light and airy open plan lounge dining room with double opening patio doors leading to a private balcony with views of the town and gorgeous ornate railing. Two double glazed tilt and opening windows. In need of light fittings.

Modern kitchen with a range of base and wall units, sink with mixer tap over and drainer, fitted oven, hob, extractor, space for washing machine and dishwasher, window, cupboard housing the hot water cylinder and space for upright fridge freezer.

Master bedroom with en suite shower room, built in double wardrobe with sliding doors, double glazed window to the front elevation and double opening patio doors to another private balcony with pretty ornate railing and views of the town.

En suite shower room with w.c, wash basin, walk in shower tiled walls and flooring.

Bedroom 2 is a good size double with a built in double wardrobe and double glazed window with views of the mountains and orange groves.

Bedroom 3 is a single bedroom with a built in double wardrobe and double glazed window. This room would also make a great study or dressing room.

Family bathroom with Jacuzzi bath with shower over, w.c, bidet, vanity unit and double glazed tilt and opening window. Tiled walls and flooring.

Communal roof terrace.

On the top floor there are two roof terraces and store rooms. One of the terraces has space for the air conditioning units and has views of the town.

The other terrace has stunning views of the mountains, orange groves and the sea in the distance. There is space for sunbathing and entertaining. There are also allocated store rooms with lighting and windows, useful space for bikes, sport equipment, table and chairs, etc.

El Verger is a friendly town only a couple of kilometres from stunning beaches and a short drive away from Denia. In the town there is everything you'll need, bakers, butchers, banks, several supermarkets, etc. Medical centre, schools, municipal swimming pool, sports centre and more.

Walking and cycle routes to Denia and magnificent beaches. Bus service to Denia and surrounding towns including the popular shopping centre Portal de La Marina.

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