



H2S3415

Penthouse in Pedreguer

39,000€

PENTHOUSE APARTMENT NEAR DENIA. 67 SQM BUILD

2 BEDROOMS, 1 SHOWER ROOM

2ND FLOOR NO LIFT

COMMUNAL ROOF TERRACE WITH PRETTY VIEWS

IN NEED OF SOME UPDATING AND COSMETIC WORK

ALL AMENITIES ON YOUR DOORSTEP

10-15 MINUTES TO SUPERB BEACHES

DOUBLE GLAZING

NEAR DENIA. 1 HOUR TO VALENCIA - ALICANTE AIRPORTS

IBI ANNUAL tbc BASURA ANNUAL 80€ COMMUNAL FEES: 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.

2 bedroom penthouse apartment in the heart of town. Located in Pedreguer a lovely traditional Spanish town with plenty of amenities in walking distance such as bakers, butchers, shops, banks, supermarkets, bars and restaurants. 2 bedrooms, 1 shower room. 2nd floor no lift. Communal roof terrace with pretty mountain and sea views in the distance. Perfect as a lock up and leave.

The approach to the property is via a communal entrance with lighting and staircase to all floors.

The main door opens into the living room. This room has tiled floors and archway to the dining room. Dining room with a double glazed window, shelving and tiled floor.

Kitchen in need of fitting with double sink, extractor, window and space for hob, oven and fridge freezer.

Bedroom 1 is double with built in wardrobe and sliding doors to the Juliet balcony overlooking the pretty street and the square.

Bedroom 2 is double with window to the front elevation and laminated floor.

Shower room w.c, wash basin, bidet, walk in shower and window.

Above the apartment there is a communal roof terrace with really beautiful views of the town, mountains and the sea in the distance. This terrace can be used for sunbathing or entertaining.

There is also a communal store room area on the same floor with access to another smaller terrace, also communal.