



H2S3461

Apartment in Pego

66,000€

4 BEDROOMS. 2 BATHROOMS

SPACIOUS LOUNGE DINING ROOM WITH BALCONY

WALING DISTANCE TO SHOPS, RESTAURANTS, MARKET

VIEWS OVER THE BEAUTIFUL PASEO

PLENTY OF ON STREET PARKING

2ND FLOOR NO LIFT. CHEAP COMMUNAL FEES 50€ PER YEAR

BUILD SIZE: 107M<sup>2</sup>. IBI 300€ PER YEAR. BASURA 120€ PER YEAR

SPACIOUS KITCHEN BREAKFAST ROOM. 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 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.

Excellent opportunity to buy a 4 bedroom 2nd floor apartment in Pego. Within walking distance to the local amenities, shops, restaurants, bars, banks and the stunning Paseo of Cevantes. With 2 bathrooms, private balcony, very light and bright living accommodation. 15 minutes to the beaches and a local bus route.

With no car required Pego is a very popular town to be, close to the beaches and yet self sufficient with many supermarkets, municipal indoor and outdoor pools, local walking route around the mountains, weekly markets and a very sociable town to be.

The approach to the apartment is via a communal entrance hall and stairs leading to the 2nd floor.

Reception hall with intercom entry system, lighting, wall mounted radiator and doors off to bedrooms 3 and 4, double opening doors leading to the sitting room and a hallway with cloaks cupboard and doors off to the kitchen, guest cloakroom, family bathroom and bedrooms 1 and 2.

Sitting room is a generous size with 4 sets of double opening doors leading to the private balcony. Plenty of space for tables and chairs and a wonderful view over the Paseo.

Kitchen breakfast room is a decent size kitchen with base and wall units (old style but very clean and well looked after) sink with mixer tap over, free standing cooker with extractor over, fitted fold down table and door to utility room.

Utility room with wash basin, hot water cylinder and shelving.

Bedroom 1 is a massive bedroom with dressing area and built in store cupboard, patio door and lighting.

Bedroom 2 is a double bedroom with built in wardrobes, double opening patio doors and lighting.

Bedroom 3 is a small double bedroom with patio doors overlooking the Paseo, lighting. (used as second sitting room)

Bedroom 4 is a generous size single bedroom with patio doors overlooking the Paseo and lighting.

Family shower room is modern and has a double shower cubicle, wash basin, W.C, bidet, window and lighting.

Guest cloakroom with W.C, wash basin with cabinet and shelving over and lighting.

Overall an excellent apartment in very good condition, double glazing windows, wall mounted electric radiators, 1 &frac12; bathrooms, spacious kitchen and utility room. Great location.