



H2S3560

Apartment in Ador

60,000€

EXCELLENT GROUND FLOOR APARTMENT IN ADOR

4 BEDROOMS, 1 SHOWER ROOM

PRIVATE COURTYARD AND COMMUNAL ROOF TERRACE

SEA VIEWS FROM ROOF TERRACE

ONLY 3 APARTMENTS IN THE BLOCK

PLENTY OF SHOPS, BARS IN ADOR AND PALMA DE GANDIA

BUS ROUTE TO GANDIA AND VILLALONGA

LOCAL SWIMMING POOL OPEN ALL YEAR

A PART OF REAL SPAIN, LOCAL CLUBS AND TAPAS NIGHTS TO JOIN

10 MINUTE DIRVE TO GANDIA AND THE BEACHES

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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.

For sale in Ador, near Gandia, this 4 bedroom ground floor apartment has a rear private courtyard, spacious living accommodation, communal roof terrace which has sea views, shared with 2 other apartments and within walking distance to the local all year round swimming pool, shops, bars, restaurants, sports centre weekly market, 24 hour medical centre and the neighbouring town of Palma de Gandia.

The approach to the apartment has 2 entrances, 1 private to the front of the property and 1 communal to the rear of the property (ideal for bicycles, surf boards etc)

From the front entrance you walk into a welcoming reception hall, very spacious, light and with pretty Valencian tiled walls and flooring. Door off to bedrooms and double opening glazed doors to the main living accommodation.

Lounge dining room with an open fireplace, wall lighting, dining area with door to rear courtyard and kitchen.

Kitchen with a range of base and wall units, double sink with mixer tap over, window overlooking the courtyard, space for freestanding cooker, space for upright fridge freezer and lighting.

Courtyard is a generous size and plenty big enough for table and chairs for entertaining, store room and door to rear communal entrance. Utility room with washing scrub sink, space for washing machine. Owner used also as an outdoor summer kitchen. I hope you can see the potential.

Bedroom 1 has a window to the front elevation and lighting.

Bedroom 2 has a window to the front elevation and lighting.

Bedroom 3 has built in storage and lighting. (no window so would make a good store room, office room, play room or occasional bedroom.

Bedroom 4 has a window to the side elevation and lighting.

Family shower room with a walk-in shower, W.C, wash basin, lighting and a window.

Communal roof terrace is shared between the 3 apartments. At present the owner of the top floor apartment is the only person using it. On the deeds for this apartment it clearly states the roof terrace is for the 3 apartments and the communal entrance which can be accessed from the rear courtyard has stairs leading up to this terrace.

This is an excellent opportunity to buy an apartment in a pretty Spanish town. With a private courtyard which could be made absolutely beautiful. The local towns Palma de Gandia and Ador are divided by a road, so both towns are accessible by walking. There is a bus route to Gandia and the bus station is also the train station to Valencia so has a good network for travelling.

In the towns, you can find everything you need for holidays or permanent living. Ador has an all year-round swimming pool which is covered and heated in the winter months and you can buy a family pass for the pool. They do aqua aerobics and various other activities. There is tennis courts, basket ball courts and plenty of walking routes, if you have a dog or dogs the surrounding mountains have plenty of walking routes. VIVA ADOR. x