



H2S3576

Apartment in Oliva

119,950€

2 DOUBLE BEDROOMS, PREVIOUSLY A 3 BEDROOM APARTMENT

KITCHEN WITH SEPERATE UTILITY ROOM

KITCHEN BREAKFAST ROOM. MODERN BATHROOM AND SHOWER ROOM

THRIVING MARKET TOWN ALWAYS SOMETHING HAPPENING

BEACHES 1.5KM AWAY. PLENTY OF STREET PARKING

SPACIOUS LOUNGE DINING ROOM

2 PATIOS, BALCONY AND ROOF TERRACE WITH STORE ROOM

WALKING DISTANCE TO SHOPS, BARS, RESTAURANTS

BUILD 129M². IBI 373€ AND BASURA 30€ PER YEAR COMMUNAL FEES 28€ PER MONTH

GARAGES AVAILABLE INDEPENDENTLY WITH MANAGEMENT COMPANY

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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.

1st floor apartment for sale in Oliva with a lift, 2 bedrooms (previously 3 bedrooms) spacious lounge dining room with bay window. Roof terrace with store room and sea views, perfect for entertaining. Kitchen, utility room and two patios.

The approach to the building is via a communal entrance which is clean and bright. Stairs and lift to the 1st floor.

Upon entering the apartment, the reception hall has the telephone intercom, inset spotlights and cloaks cupboard. Door to bedroom 2 and open plan lounge dining room.

Lounge dining room with a bay window to the front elevation, inset spotlights, space for dining table and chairs, ceiling fan, pellet burner and door to the kitchen.

Kitchen breakfast room with a range of base and wall unit, fitted oven, hob and extractor, single sink and drainer with mixer tap over, dishwasher, upright fridge freezer, window and door to utility room.

Utility room with space and plumbing for washing machine, wall mounted hot water cylinder, scrub sink and door to the patio 2.

Patio 2 has lighting and space for table and chairs.

Inner hallway with lighting and doors off to bedroom 1, family shower room and door to patio 1.

Patio has space for table and chairs. Ideal for those hot summer nights.

Bedroom 1 previously 2 separate bedrooms and can easily be put back as 2 bedrooms. This room has 2 windows, 2 sets of double built in wardrobes, ceiling light and fan, en suite bathroom.

En suite bathroom with a full-length bath and shower mixer tap over, W.C, bidet, vanity unit with drawer beneath, inset spotlights, wall mirror over the vanity unit.

Bedroom 2 is a double bedroom with patio doors leading to a balcony, built in wardrobes, lighting.

The balcony has space for a couple of chairs, views to the side over the orange groves.

Family shower room with a double shower cubicle, vanity unit with drawers beneath and wall mirror over, W.C, bidet, window and lighting.

Roof terrace is a very spacious entertaining area with a store room ideal for garden furniture, BBQ etc. Sea views, castle views, church views (Santa Ana) and views down the coastline towards Denia and Montgo mountain.

The apartment is pre installed for air conditioning with rooms already having the ventilation system. The current owner preferred to have a pellet burner and open the windows and use ceiling fans.

Locally the main town is in walking distance, supermarkets, bars, restaurants and tapas bars and the shops. On a Friday morning the town has a large market selling fresh fruit and vegetables along with various other market products.

The beach is about 1.5km away and is in easy cycling distance as the area is very flat.

Oliva Nova Golf course and equestrian centre are a few kilometres away.

Bus route to Gandia and the beaches and at Gandia is the main train station to Valencia.

The old town of Oliva has a historical walking route and walks over the castle.