



H2S3627

Penthouse in Miramar

119,000€

PENTHOUSE APARTMENT WITH 3 DOUBLE BEDROOMS. 2 SHOWER ROOMS

LOW RUNNING COSTS. IBI172€. BASURA 59€. COMMUNAL FEES 350€ PER YEAR/ANOS

PRIVATE BALCONY WITH SEA VIEWS

BUILD RECENTLY BEEN PAINTED

PLENTY OF ON STREET PARKING

BUILD 83M². BUILT IN 1975

BEACH OVER THE ROAD

EXCELLENT INVESTMENT, LOCATION SUPERB

WALKING DISTANCE TO RESTAURANTS AND SHOPS

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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.

A tastefully modernised penthouse apartment with two shower rooms, kitchen, private balcony, spacious lounge dining room, utility room, SEA views from 2 bedrooms and the balcony, all 3 bedrooms are double with fitted wardrobes.

The approach to the apartment is via a communal entrance with a few steps leading into the reception hall. Stairs (NO LIFT) to the 4th floor where there are two doors one on leading into the apartment.

Reception hall with hanging space for coats and space for shoes.

Open plan lounge dining room with space for the dining table and chairs, sitting room with sliding patio doors to the private balcony. Air conditioning unit, lighting and door to kitchen.

Private balcony has space for table and chairs with a lovely view of the SEA. Second line so a good view and only a stroll over the road the beach.

Kitchen with a range of base and wall units, single sink and drainer with mixer tap over, dishwasher, lighting, window and door to the utility room.

Utility rom with space and plumbing for washing machine, window and lighting. Hot water cylinder and scrub sink.

Inner hallway with doors off to the 2 shower rooms and 3 double bedrooms.

Bedroom 1 is a double bedroom with a window and lovely sea views, built in wardrobes and cupboards over, lighting.

Bedroom 2 is a double bedroom with a window and lovely sea views, built in wardrobes and cupboards over, lighting.

Bedroom 3 is a double bedroom with a window to the side, built in wardrobes and lighting.

Shower room 1 comprising, walk in double shower, W.C, vanity unit, with mirror over and lighting.

Shower room 2 has a shower cubicle, W.C, vanity unit with mirror over and lighting.

The apartment is very light and spacious, plenty of large windows. It is very private as it is not overlooked on all sides and with the sea view makes you feel like you are on holiday. A great investment for either all year living or holiday and rentals.

The local area has plenty of restaurants in walking distance, a fabulous promenade, blue flag beaches which are always clean and inviting. Local water sports or just plenty of beaches to relax and sunbath. Locally there are supermarkets, chemists, doctors and all services and amenities you may need.

Gandia is a few kilometres drive, cycle route away which is a very pretty historical city home to the Borja Palace, cathedral, shopping centres and many more coffee shops, parks, marina and plenty of things to do.