



H2S3637

Apartment in Denia

165,000€

STUNNING COMMUNAL GARDENS & PRIVATE GARDEN

MODERN APPLIANCES INCLUDED IN THE KITCHEN

SPACIOUS LIGHT SITTING ROOM

IBI 300€ & BASURA 127€ PER YEAR.
COMMUNAL FEES 300€ QTR

COMMUNAL POOL AND ALLOCATED PARKING.

MODERN SHOWER ROOM

SEPARATE SUMMER ROOM

WALK TO BEACHES, SHOPS, RESTAURANTS

Hello2Spain.com

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 rare opportunity to buy a stunning apartment in the most magnificent secure complex on the edge of Denia. With modern kitchen and new appliances, air conditioning, double glazing, sitting room and separate enclosed naya making another useful room and within walking distance to the golden sandy beaches and many bars, restaurants and supermarkets.

The approach to the complex has secure electric vehicular access and a separate pedestrian gate. Allocated parking, guest parking and a useful bicycle store room.

The apartment is on the ground floor and the communal entrance services only 6 apartments. The main door leading into a reception area and the main living accommodation one way and the other to the bedrooms and shower room.

Open plan lounge dining room with a window to the side elevation all the windows are tilt opening windows, sliding patio doors leading to the naya/summer room, ceiling light and ceiling fan, air conditioning unit and breakfast bar serving the kitchen.

Kitchen is modern with new appliances, including dishwasher, oven, hob, extractor, upright fridge freezer and a good range of base and wall units with a new single sink and drainer and mixer tap over. The ceiling has inset spotlights and then there is a door to the naya and utility area.

Utility area with a washing machine and hot water cylinder.

Naya/summer room has views over the communal gardens and the private rear garden, an awning for protection against the heat of the sun and lighting.

Bedroom 1 is a lovely double bedroom with a window, hot and cold air conditioning unit and lighting.

Bedroom 2 is another double bedroom with a window, hot and cold air conditioning unit and lighting.

Family shower room with a beautiful walk-in shower unit, vanity unit with drawers beneath and wall mirror and lighting over, W.C, window and ceiling lighting.

The garden is a good size, if you have a dog, children or just want to sit in the garden and enjoy the sunshine. A gate leading into the communal gardens which are just spectacular, with various seating and sunbathing areas, shade and sun, the palm trees give a lovely natural shade and are just magnificent. The communal pool is made up of 3 sections including a children's area.

Allocated parking and guest parking is also available.

The beach is a short stroll and there are plenty of restaurants to walk to and a cycle route to Denia town.

Locally is a tennis club, water sports, Denia marina and port, a great place to have a holiday or as some of the other residents have a permanent living.