



H2S3649

Apartment in Javea

150,000€

MODERN SHOWER ROOM AND KITCHEN

2nd FLOOR WITH A LIFT AND 2 DOUBLE BEDROOMS

GATED OFF ROAD PARKING

FURNITURE INCLUDED

BUILD 80M<sup>2</sup>. BUILT IN 1970

IBI 285€, BASURA 125€, COMMUNAL FEES 97€ BI-MONTHLY

EXCELLENT LOCATION NEAR THE BEACH, SHOPS, BARS AND RESTAURANTS

PERFECT FOR HOLIDAYS OR PERMANENT LIVING

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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.

Beautiful apartment with modern kitchen & shower room, 2 double bedrooms, enclosed balcony and open balcony, off road communal parking with gated entrance. Lift to the 2nd floor and wheelchair access. Situated in the heart of the Arenal, 2-minute walk to the beach and restaurants outside the front door.

The approach to the apartment is via a communal reception hall, very clean and welcoming. 2 lifts and staircase to the 2nd floor with a wheelchair access. The vehicular access is via an electric gate and communal parking.

2nd floor is light and bright with the main door being a security door and the original has been replaced with a modern double locking door.

Reception hall with a spacious cloaks' cupboard and store cupboard over, door to the kitchen, intercom to let people into the building and door to the shower room.

Lounge dining room is a light bright room and enjoys the afternoon sunshine with sliding patio doors leading to the enclosed balcony, which has access to the open balcony. Ceiling lighting and fan, hot and cold air conditioning unit, doors off to bedroom 1 and 2.

Kitchen is modern with fitted oven, hob, extractor, microwave, dishwasher, space and plumbing for washing machine, space for upright fridge freezer, a range of base and wall units, window, hot water cylinder and ceiling lighting.

Shower room is modern with a walk-in double shower, W.C, vanity unit with drawers beneath and wall mirror over, wall mounted heater and ceiling lighting.

Balcony with ceiling lighting, and 1 section is enclosed, the other section is open and enjoys space for table and chairs. The apartment benefits from afternoon sun and has an awning for shade.

Bedroom 1 is a good size double bedroom with a window, fitted wardrobes, window and lighting.

Bedroom 2 is a twin bedroom with fitted wardrobes, window and lighting.

The location is superb, within walking distance to the beach, restaurants and all the amenities of the Arenal.

Vacant possession, this apartment has been previously let out to tenants and has a great rental potential especially as there is a lift and parking.

All the furniture and fixtures are included on a successful sale agreed an inventory will be done and this will be checked the day of notary.

Javea is a wonderful place to live or have a holiday, multi nationalities, French, German, English and of course plenty of Spanish. An abundance of restaurants, stunning beaches, wonderful walking routes, marina, port, tennis clubs, golf course and plenty more to satisfy any holiday or lifestyle.