



H2S3785

Apartment in La Font D'En Carros

168,000€

TOWN CENTRE LOCATION ON A BUS ROUTE TO GANDIA

3 BEDROOMS, 3 BATHROOMS

SPACIOS LOUNGE DINING ROOM

ONLY 2 APARTMENTS IN THE BUILDING

ROOF TERRACE. PRIVATE PATIO

NO WORK REQUIRED. EXCELLENT CONDITION

IBI 319€ BASURA 60€ BUILD 172M² BUILT IN 1970

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MONEY LAUNDERING REGULATIONS 2010

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 2013

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.

REGLAMENTO DE BLANQUEO DE DINERO DE 2010

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

LA LEY DE DESCRIPCIONES ERRONEAS DE PROPIEDAD DE 2013

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a La Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

A rare opportunity to buy an apartment with only 2 apartments in the building. This is the 1st floor (no lift) with 2 bedrooms, 2 bathrooms, separate guest suite (currently used for business) private terrace, communal roof terrace with a very useful store room.

Situated in the heart of the town with plenty of on street parking, this is a very spacious apartment in a ready to move into condition.

The main reception is welcoming and is shared with one other apartment and the downstairs local.

Stair leading to the 1st floor apartment and guest suite.

Main apartment with a very spacious lounge dining room with a bay window to the front elevation and patio doors leading to a small patio. Wall lighting, ceiling lighting, hot and cold air conditioning unit and 2 wall mounted electric radiators.

Kitchen with a range of base and wall units, fitted oven, microwave, hob and extractor, double sink unit, window overlooking the utility room and lighting. Space and plumbing for dishwasher and space for upright fridge freezer.

Utility room with hot water boiler, double scrub sink, space and plumbing for washing machine and skylight.

Inner hallway with doors off to:

Bedroom 1 is a lovely light spacious bedroom with a range of wall mirrorrobes, ceiling lighting, patio doors leading to the patio. Jack and Jill door to the bathroom.

Family bathroom with door to main bedroom with a full length Jacuzzi bath, W.C, bidet, double vanity unit with drawers beneath and wall mirror and lighting over and a window.

Bedroom 2 previously was two separate bedrooms now used as a bedroom and dressing room with plenty of wardrobe space 2 windows and lighting.

Family shower room with a walk in shower cubicle, W.C, vanity unit and window.

Patio accessed wither from the inner hallway or the main bedroom. A lovely patio seating and dining area with outside lighting.

Guest suite has a w.c and wash basin, window to the front and is currently used for a business. (Sorry only photos on request)

Communal roof terrace is spacious for sunbathing and has a very useful store room. Perfect for storing garden furniture.

The apartment is in a very good location, perfect for someone looking to have a business at home, no need for a car as it is centrally located in the town.

8km to beaches. 10km to Gandia Train station

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