



H2S3839

Apartment in La Xara

158,000€

2 DOUBLE BEDROOMS. 1 MODERN SHOWER ROOM

HOT AND COLD AIR CONDITIONING UNITS

FURNITURE INCLUDED. PRIVATE BALCONY. COMMUNAL ROOF TERRACE

GARAGE PARKING. LIFT TO THE 2ND FLOOR

FRIENDLY TOWN LOCATION

75M² BUILD. BUILT IN 2008

WALKING DISTANCE TO BARS, RESTAURANTS, MUNICIPAL SWIMMING POOL

BEACHES 5 MINUTE DRIVE

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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 ERRÓNEAS 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.

This is a 2 bedroom apartment in a very popular location in La Xara. With garage and a communal roof terrace, sunny balcony and furniture included. Local municipal swimming pool and local restaurants, bakers, supermarket. Cycle route to Denia and only 5 minutes to the blue flag beaches.

The approach is via a communal entrance which the first impression is how clean and tidy the communal areas are. Stairs, wheel chair access and a lift to the 2nd floor.

Reception hall with intercom to let people into the building, lighting and doors off to:

Lounge dining room with sliding patio doors to a sunny balcony, hot and cold air conditioning unit, lighting and door to the kitchen.

Kitchen with a range of base and wall units, fitted oven, hob and extractor over, window to the front, upright fridge freezer, washing machine and dishwasher.

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

Bedroom 2 Bedroom 1 is a double bedroom with built in wardrobes, hot and cold air conditioning unit, window and lighting.

Shower room with modern shower cubicle, vanity unit with drawers beneath and wall mirror over, W.C, bidet and lighting.

Roof terrace with space for sunbathing and relaxing. The building is mainly Spanish residents which normally means the roof terrace is never really used for anything other than hanging out washing. So it would be fairly empty most of the time.

Garage has a parking space.

The town has supermarkets, bars, restaurants (including one of my favourites Tapas Y Vinos) an artisan baker along with a normal baker, a cake shop, medical centre, chemist and also the main hospital called Hospital Denia which is actually in La Xara.

Municipal swimming pool is a few steps away. Denia beaches are a 5-minute drive away or a cycle ride away. Denia is also a few minutes' drive away which has many more restaurants, beaches, ferries, marina.

La Sella golf course is a 5-minute drive, Oliva golf is around a 15 minute drive, Javea Golf is around a 20 minute drive. If you like golf there are 3 courses in easy reach.

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