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**OFFERS OVER £75,000**

**14 CONDESA XX1, SAN PEDRO DEL PINATAR**

This new fully furnished one bedroom top floor apartment is only five minutes from the beach and town centre.

The property consists of lounge/diner, separate fitted kitchen, bedroom, bathroom and has balconies to front and rear.

It further benefits from a communal pool, private gardens, security system throughout and underground parking and storage area.

Situated in the heart of the Costa Calida, San Pedro del Pinatar one of the main tourist resorts of the area and is home to the largest open air mud therapy areas in Europe. With 14 kilometres of marvellous beaches on the Mar Menor and the Mediterranean it is just 10 minutes from Murcia airport.



**Kitchen** 2.88m x 1.59m

Accessed via ash wood door with six frosted glass panels into kitchen which benefits from eleven oak wall and floor units. Stainless steel sink and mixer tap with grey/black granite effect worktops and tiled splashback. Integrated oven, hob and hood. Centre ceiling light. Full glass UPVC door to balcony. Tiled floor. One single and two double socket points.

**Entrance Hall**

Access is beyond solid oak door into tiled floor entrance hall. Centre ceiling light. One single socket point.

**Lounge** 5.3m x 3.38m

Entering from hall via ash wood door with six frosted glass panels into rectangular lounge with patio doors to balcony. Tiled floor. Two centre ceiling lights. One double and three single socket points, plus satellite and external aerial points.



## Master Bedroom

3.87m x 2.39m

Entrance via two panel ash wood door into rectangular bedroom with patio doors to balcony. Centre ceiling light. One double and three single socket points plus television point. Tiled floor.



## Bathroom 2.5m x 1.58m

This fully tiled bathroom is entered via a two panel ash wood door from hall. Four piece white bathroom suite with mains power shower. Wall light. Tiled floor. Double shaver point.

## Balcony

Balcony with outside sink and washing machine. Views over pool/ courtyard area.

## Gardens

Communal gardens to rear with swimming pool and plunge pool.

## Extras

Included in the sale are all fixtures and fittings.



**Offers over £75,000 are invited**



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**Viewing By appointment through Paul Fox Properties**

**Contact Paul Fox**

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This schedule does not constitute a report on the condition of the property and all area and room measurements are approximate only.