

For sale



**Mankesstraat 103**  
**2597 CL Den Haag**

## Features

<b>Price</b>	€ 449.000 k.k.
<b>Homeowners association costs</b>	€ 277
<b>Status</b>	Sold with conditions
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	2
<b>Build type</b>	Existing
<b>Year of construction</b>	1957
<b>Location</b>	Near quiet road, in forest area
<b>Particulars</b>	Protected town view
<b>Living surface</b>	86m <sup>2</sup>
<b>Volume</b>	290m <sup>3</sup>
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, wall insulation, insulated glazing
<b>Hot water</b>	Geyser owned
<b>Heating</b>	Block heating
<b>Balcony</b>	Yes
<b>Shed facilities</b>	Electricity, water

*Alle vermelde afmetingen zijn indicatief en kunnen afwijken van de werkelijkheid.*

## Description

Delightful bright 3-room apartment (2nd floor) in Benoordenhout with approx. 86 m<sup>2</sup> of living space and a large storage/hobby room in the basement of approx. 19 m<sup>2</sup>. The apartment is in good condition and features 2 balconies where you can enjoy the sun almost all day. The apartment is located in the attractive, green and quiet neighbourhood "Clingendael", within walking distance of Clingendael Park and the Japanese Garden. Public transport and main roads are just around the corner, and Central Station and the city centre can be reached by bike in approx. 10 minutes. The Black Path with its cosy beach bars and the beach of Scheveningen can be reached by bike in 15 minutes.

### LAYOUT:

Closed main entrance with doorbells and mailbox panel. Stairs to the 2nd floor. Entrance to the apartment. Spacious U-shaped hallway with parquet flooring. Modern toilet with washbasin. Bright L-shaped living/dining room (approx. 7.24 x 3.68 and approx. 2.53 x 3.22). Small front balcony facing southwest with unobstructed views. Modern kitchen with built-in appliances and access to the balcony. Study/bedroom at the rear (approx. 3.40 x 3.70) with fitted wardrobes. Second bedroom at the rear (approx. 3.58 x 3.48) with wardrobe wall. Modern bathroom with washbasin, shower and towel radiator. Rear balcony across the full width with morning sun. Spacious basement: guest/hobby room (approx. 3.69 x 3.40) with washbasin and fitted carpeting, storage area (approx. 3.69 x 1.86). Height 2.10.

### DETAILS:

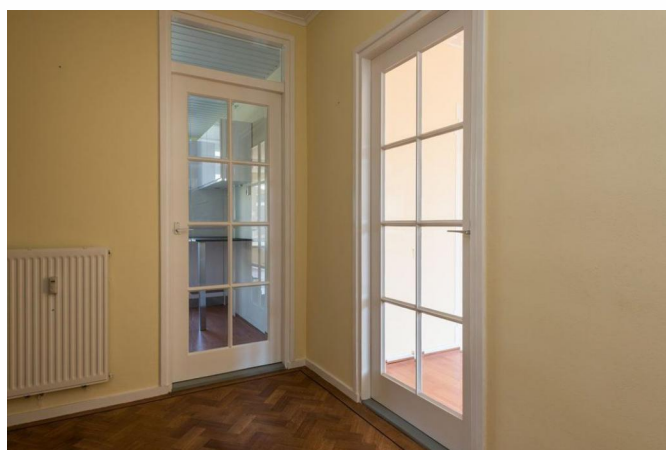
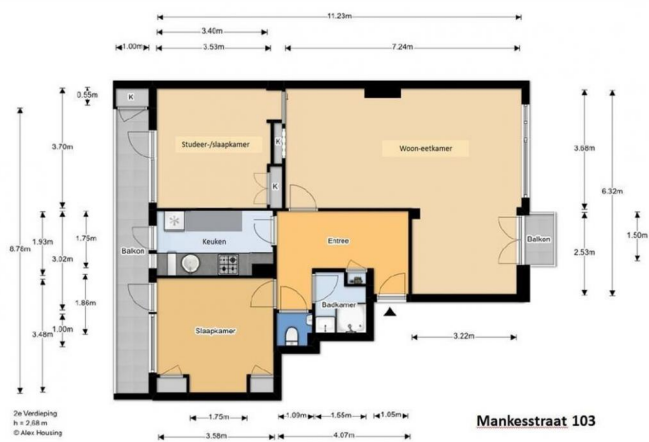
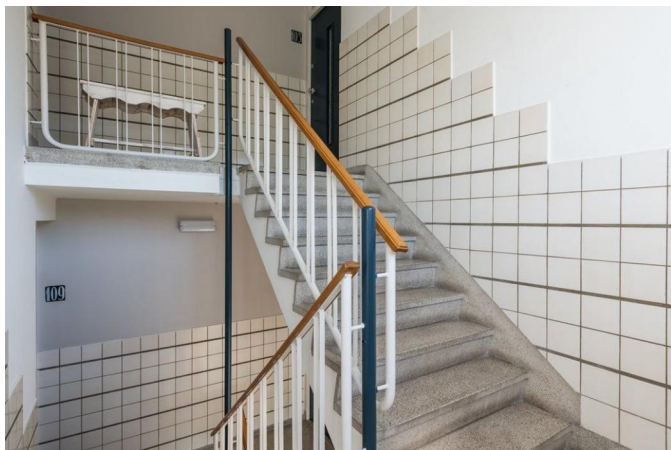
- Living area approx. 86 m<sup>2</sup>;
- Freehold property;
- Very spacious double storage room in the basement with natural light of approx. 19 m<sup>2</sup>;
- Balcony at the front and a full-width balcony at the rear;
- Fully fitted with double glazing, wall insulation and roof insulation (2015);
- Energy label A;
- Monthly homeowners' association (VvE) contribution € 276.88 (including window cleaning);
- Advance payment for block heating € 100 p.m. (which in recent years resulted in a refund based on the settlement);
- Laminate flooring in all rooms and the kitchen;
- Permit parking;
- Delivered semi-furnished;
- The age clause, asbestos/lead clause and the "never occupied by owner" clause will be included in the purchase agreement.

A perfect apartment on the edge of The Hague to enjoy both central and peaceful living.

**Photos**



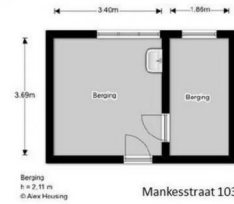
Photos



## Photos



Photos



Photos

