Hekking
NVM MAKELAARS

For sale



Mankesstraat 103
2597 CL Den Haag

Bankastraat 66
2585 EP Den Haag

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e-mail info@hekking.nl

funda NVM

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Features

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

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

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Description

Delightful bright 3-room apartment (2nd floor) in Benoordenhout with approx. 86 m^2 of living space and a large storage/hobby room in the basement of approx. 19 m^2. 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^2;
• Freehold property;
• Very spacious double storage room in the basement with natural light of approx. 19 m^2;
• 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.

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Photos













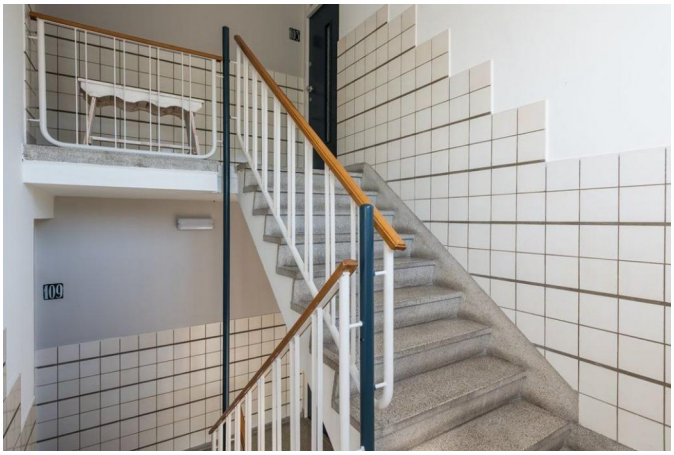
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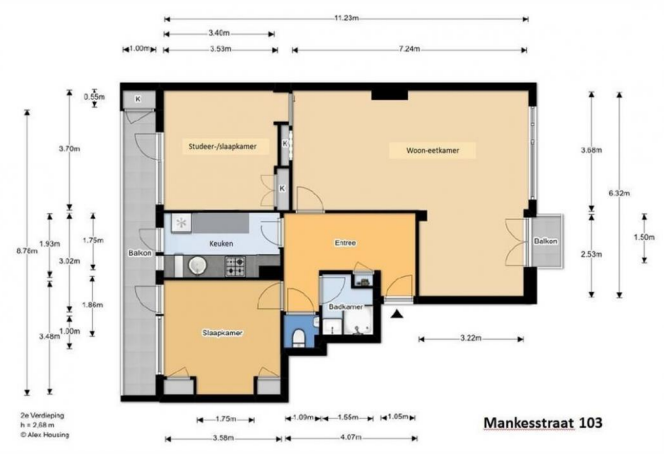
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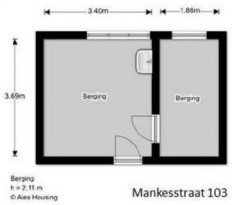
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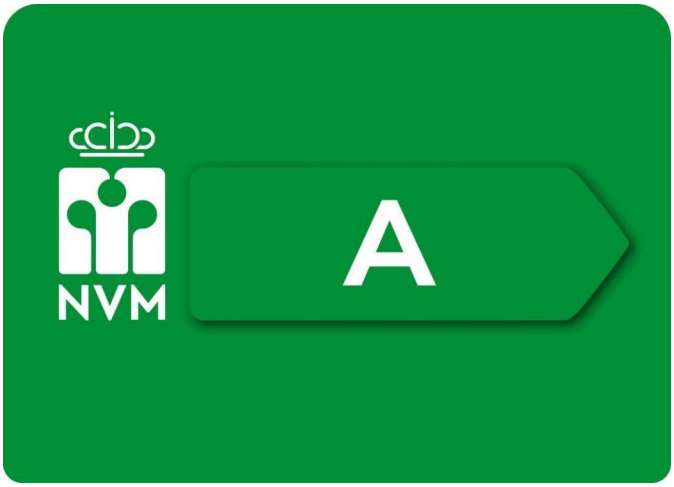
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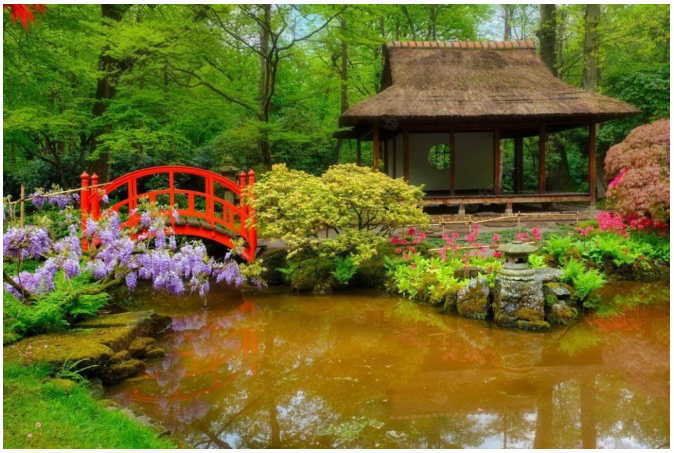
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