

For sale



**Rijswijkseweg 63
2516 EE Den Haag**

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2585 EP Den Haag

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Features

Price	€ 370.000 k.k.
Homeowners association costs	€ 242
Status	Available
Acceptance	In consultation
Apartment type	Walk-up flat, apartment
Bottom floor	4
Build type	Existing
Year of construction	1995
Location	Near busy road, in town center, in residential area
Particulars	Special needs accessible
Living surface	89m ²
Volume	270m ³
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Mechanical ventilation, lift
Energy label	B
Isolation	Insulated glazing
Hot water	City heating
Heating	City heating
Balcony	Yes
Garage type	Car park, parking spot

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

Description

Rijswijkseweg 63, Den Haag

Well-maintained, spacious 3-room apartment (approx. 90 m² living space) on the 4th floor with a separate storage unit and a parking space in the basement.

This practically laid-out apartment is located near The Hague University of Applied Sciences and features two spacious bedrooms and a front and rear balcony (approx. 9 and 10 m² respectively).

The location is ideal. Hollands Spoor station is within walking distance, as is the city center. Naturally, it offers excellent accessibility with several tram and bus stops nearby. Furthermore, the apartment is conveniently located near several major roads, such as the A4, A12, and A13, making cities like Rotterdam, Amsterdam, and Utrecht easily accessible.

The apartment features solid finishes and two well-sized bedrooms.

The pleasant and spacious living room opens onto the front balcony with a beautiful view of the city center skyline. There is also a spacious kitchen/diner equipped with some built-in appliances, space for a (breakfast) table, and access to the sunny rear balcony.

Layout: (See floor plan for dimensions)

Shared, secure entrance with mailboxes and doorbells. Elevator or stairs to the 4th (top) floor, where you can access the apartment. A hallway provides access to all rooms. The living room is located at the front and opens onto the northeast-facing front balcony. The kitchen is located at the rear. The kitchen provides access to the second southwest-facing balcony. The two bedrooms are located at the rear and are bright and spacious. The bathroom adjoining the living room is equipped with a shower and a sink.

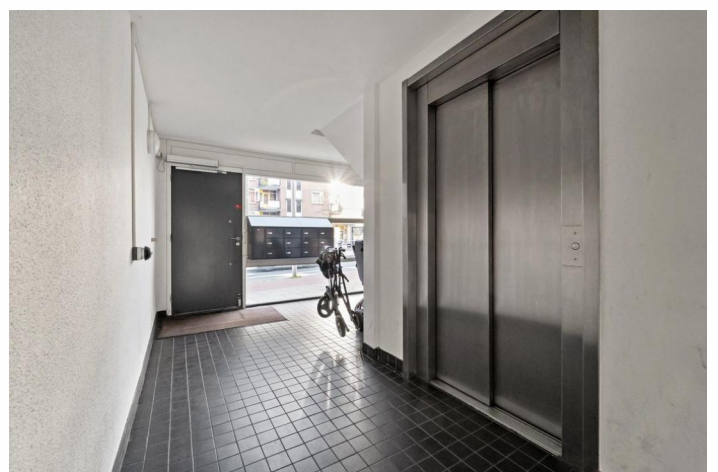
Both the bathroom and the storage room have a washing machine connection.

The living and sleeping areas feature neat laminate flooring.

Details:

- Former rental property!
- Includes a dedicated parking space in the underground parking garage
- Separate (bicycle) storage unit in the basement with a separate entrance
- Energy label B
- Fully double-glazed windows
- Located on a perpetual leasehold with pre-paid ground rent
- Active homeowners' association (VvE) with a monthly fee of €184.71 (€148.75 for VvE de Ekster (house with storage) and €35.96 for VvE de Lijster (parking space))
- Delivery can be completed quickly
- Model NVM purchase agreement applies

Photos



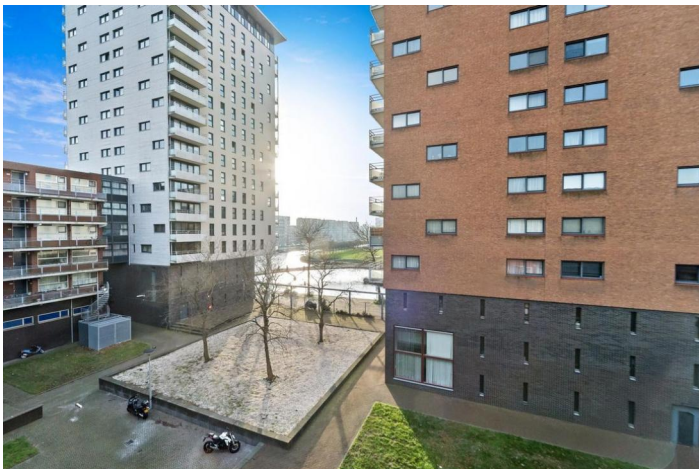
Photos



Photos



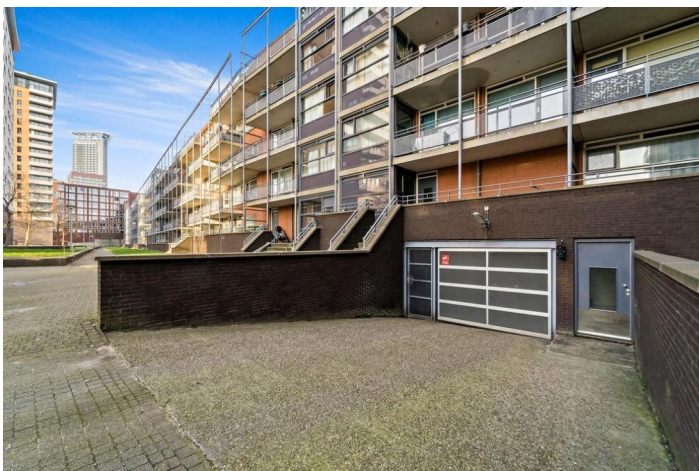
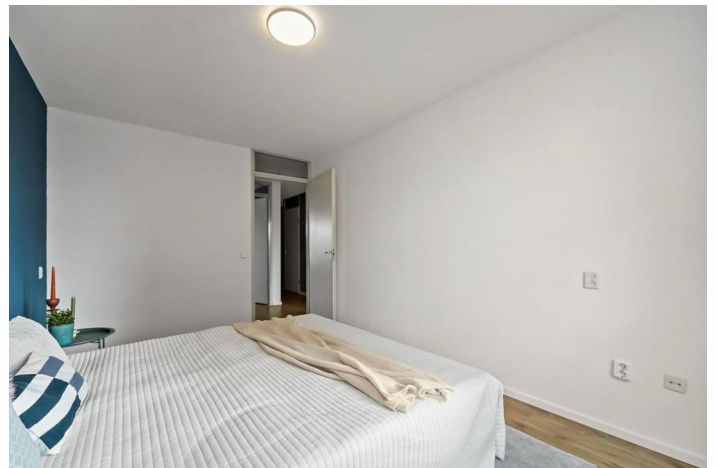
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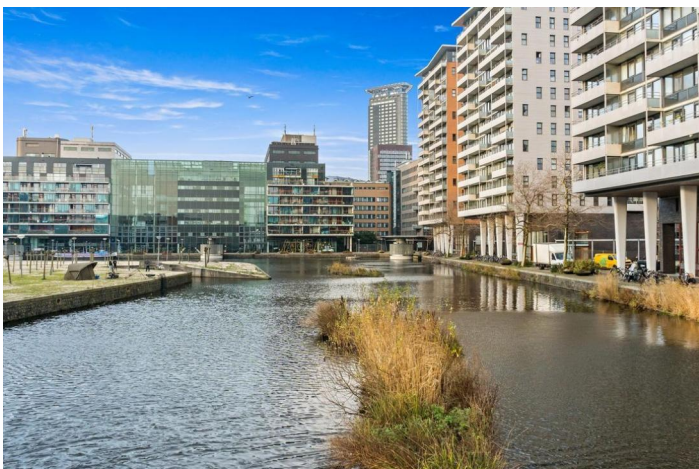
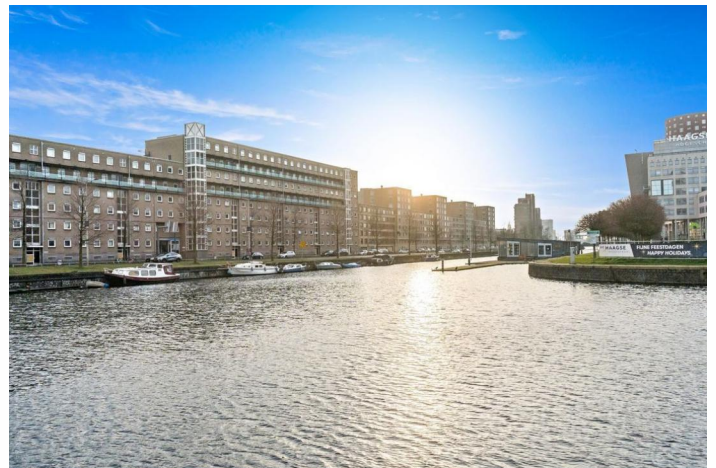
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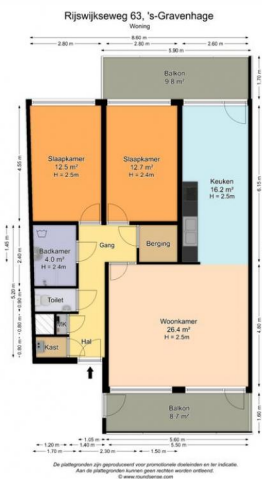
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Rijswijkseweg 63, 's-Gravenhage
Parkeren



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