

# For Sale



## Copernicusstraat 71

2561 VR Den Haag

Ground floor apartment, Apartment 95m<sup>2</sup>

Vraagprijs € 535.000 k.k.

# Features

Price	€ 535.000 k.k.
Status	Sold
Acceptance	In consultation
Apartment type	Ground floor apartment, Apartment
Bottom floor	1
Build type	Existing
Build year	1905
Maintenance inside	Excellent
Maintenance outside	Good
Particulars	Protected town view
Living surface	95m <sup>2</sup>
Volume	350m <sup>3</sup>
Rooms	4
Bedrooms	2
Bathrooms	1
Floors	1
Energy label	C
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Remeha Avanta (2018, Combined furnace, Owned)
Location	Near quiet road, In residential area
Garden	Backyard
Shed	Free standing, plastic

# Description

Charming ground floor apartment with rear extension, largely renovated in 2018/2019, located in the popular street of the cozy Regentessekwartier. The renovation used high-quality materials and sought and found a good mix of classic style details from the construction period and tasteful contemporary comfort. An apartment for a young couple/family or older couple to move in straight away.

Located near the shops of Reinkenstraat, Weimarstraat and Fahrenheitstraat. 'De Fred' is also within a reasonable distance.

Public transport nearby; tram 11 and 12 and Randstadrail line 3. Beach and sea within cycling distance.

LAYOUT: (see the floor plans for dimensions)

Entrance at street level: vestibule with etched draft door to hall with storage/meter cupboard, toilet with fountain, spacious living/dining room ensuite with conservatory/study room with beautiful herringbone floor (from an old monastery floor), fireplace, separation with four fixed cupboards, ornamented ceilings and patio doors to covered terrace and neat, almost fully tiled backyard with large storage room, landscaped in 2021, modern extra deep kitchen with various built-in appliances with fixed storage cupboard with space for central heating combination boiler (Remeha Avanta, built in 2018), hallway to rear extension with modern bathroom with underfloor heating, walk-in shower, niche for washing machine and dryer, 2nd toilet and washbasin, bedroom with patio doors to the garden, second bedroom with fitted wardrobes on two sides. New, insulated, green roof rear extension (2022).

Charming home that can be occupied without significant costs!

DETAILS:

- Own ground
- Acceptance in consultation
- Year of construction 1905
- Living area approximately 95m<sup>2</sup>
- Roof of the extension renewed/insulated/green roof in 2022
- Garden construction 2021
- Almost entirely equipped with double glazing with the exception of the window in the front door and kitchen window
- 1/3rd share in the Owners' Association, registered with the Chamber of Commerce and a joint building insurance policy
- Electricity 8 groups with earth leakage circuit breaker
- The maintenance situation inside and outside is good
- Heating and hot water supply via central heating combination boiler (Remeha Avanta, built in 2018)
- Spacious storage room at the back of the garden
- Choice of notary reserved for the seller, but within the Haaglanden working area
- Given the year of construction of the house, an age and materials clause will be included in the NVM purchase deed.

# Description

Explanatory clause NEN2580

The Measurement Instruction is based on NEN2580. The Measuring Instruction is intended to apply a more unambiguous method of measuring to provide an indication of the usable surface. The Measurement Instruction does not completely exclude differences in measurement results, for example due to differences in interpretation, rounding off or limitations in carrying out the measurement.

Interested in this house? Hire your own NVM purchasing agent. Your NVM purchasing agent will represent your interests and save you time, money and worries. Addresses of fellow NVM purchasing agents in Haaglanden can be found on Funda.

This information has been compiled by us with due care. However, no liability is accepted on our part for any incompleteness, inaccuracy or otherwise, or the consequences thereof.

# Photos



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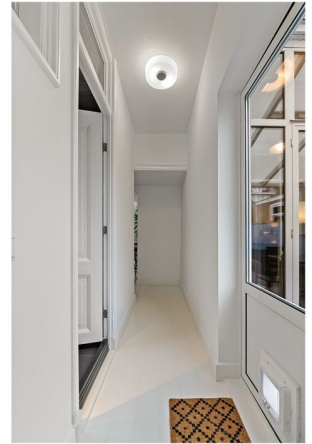


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Copernicusstraat 71, 's-Gravenhage

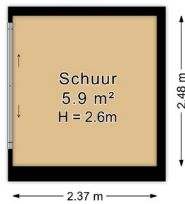


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Schuur



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