

# For Sale



## Badhuisstraat 272

2584 HN Den Haag

Walk-up flat, Apartment 132m<sup>2</sup>

Vraagprijs € 589.000 k.k.

# Features

Price	€ 589.000 k.k.
Status	Sold
Acceptance	In consultation
Apartment type	Walk-up flat, Apartment
Bottom floor	3
Build type	Existing
Build year	1973
Maintenance inside	Good
Maintenance outside	Good
Particulars	Protected town view, Elderly accessible
Living surface	132m <sup>2</sup>
Volume	390m <sup>3</sup>
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Lift, Mechanical ventilation, Sliding door, Cable tv
Energy label	A
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Intergas (2016, Combined furnace, Owned)
Location	In residential area
Balcony	Yes
Shed	Lock-up
Shed facilities	electricity
Garage type	Car park, Parking spot

# Description

Are you looking for a spacious, comfortable apartment in a prime location, with all amenities within reach? Then this is a unique opportunity!

Space and comfort in a prime location in Scheveningen. This 3-room apartment on the 3rd floor with a sunny terrace, private parking space and large storage room in the residents' parking garage below offers this.

Living in Residentie Willemstaete means living a stone's throw from the sea, beach and all city amenities. Whether you do your shopping at the supermarket across the street, stroll through Keizerstraat, Frederik Hendriklaan or stroll along the boulevard: everything is within walking distance. The center of The Hague can also be reached in 10 minutes, by public transport, bike or car.

Pros at a glance:

- \* Spacious apartment with 2 large bedrooms
- \* Lovely terrace facing west
- \* Private parking space in closed parking garage
- \* Large private storage room
- \* Energy label A
- \* Active VvE, well-maintained complex
- \* Very central: beach, shops, public transport and arterial roads nearby

The "Residentie Willemstaete" complex is a successful transformation of the former GAK building on the Scheveningseweg into apartments and on the lower 2 floors public facilities such as the public library and the district office.

LAYOUT: (see the floor plans for dimensions)

Covered closed entrance with mailboxes, doorbells, videophone and access to parking garage and storage rooms; stairs or elevator to the 3rd floor, namely the 1st living floor; closed hall with meter cupboards and access to 3 apartments.

Apartment entrance. L-shaped corridor with wardrobe space and access to all rooms; spacious tiled toilet with washbasin; spacious fully tiled bathroom with bath, 2nd toilet and bathroom furniture and large storage room with washing machine connection, central heating combi boiler and mechanical ventilation unit.

Spacious living room with large windows to the floor, custom-made open kitchen in U-shape with plenty of cupboard space and built-in appliances such as induction hob, stainless steel extractor hood, oven, microwave, dishwasher, fridge and freezer.

From the living room through sliding doors access to the terrace (approx. 9 m<sup>2</sup>) located on the west with afternoon sun and a view over Scheveningen.

At the rear of the apartment the two spacious bedrooms with a beautiful view of the green Scheveningen road.

# Description

The parking basement is accessible by elevator and has a large private storage room in addition to the private parking space (no. 31). A charging station for an electric car can be installed via the VVE at your own expense.

## DETAILS:

- Built in 1972 as an office and transformed into apartments in 1999-2001
  - Perpetual leasehold, canon and management costs perpetually redeemed
  - Municipal Protected Cityscape Scheveningen-Dorp
  - Energy label A
  - Fitted with hardwood frames with double glazing all around
  - Own parking space (no. 31) in the parking basement, electric charging station possible via the VVE
  - Spacious living/dining room with complete open kitchen with built-in appliances
  - Terrace accessible via sliding doors from the living room
  - Two large bedrooms
  - Spacious, fully tiled bathroom with shower cabin, bath and washbasin
  - Active HOA, € 453.59 per month apartment + parking space, MJOP, reserve fund and building insurance
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- A short distance from the center of The Hague
  - Short access routes to highways, among others. Amsterdam/Utrecht/Rotterdam
  - Bus and tram stops within walking distance
  - Delivery in consultation, can be fast
  - Notary choice reserved for buyer within the Haaglanden work area
  - The non-occupancy clause will be included in the NVM purchase agreement
  - Given the year the house was built, an age and materials clause will be included in the NVM purchase agreement.

## Explanatory clause NEN2580

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

Belvedere Makelaars represents the interests of the selling party in this. As a buyer, you have your own duty of investigation, bring your own NVM purchasing agent. Your NVM purchasing agent will stand up for your interests and save you time, money and worries. You can find the addresses of fellow NVM purchasing agents in Haaglanden on Funda.

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

The data is only indicative. The buyer will be given the opportunity to carry out further research himself, if necessary.

# Photos



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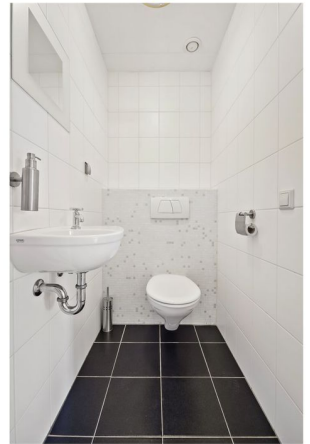
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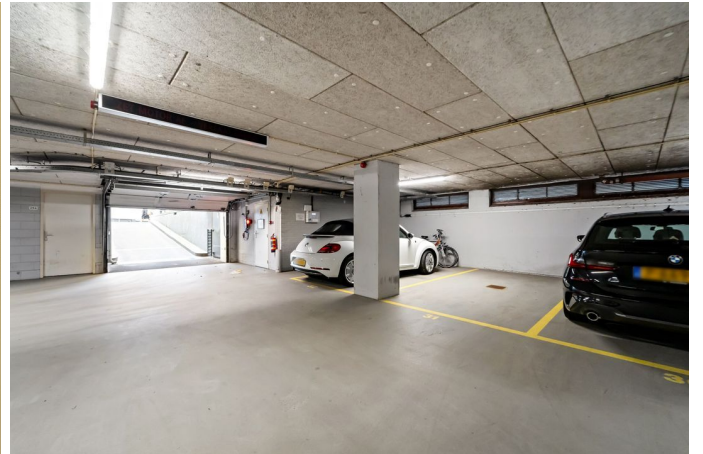
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