

For Sale



Segbroeklaan 86

2565 DM Den Haag

Walk-up flat, Apartment 73m²

Vraagprijs € 300.000 k.k.

Features

Price	€ 300.000 k.k.
Status	Sold
Acceptance	In consultation
Apartment type	Walk-up flat, Apartment
Bottom floor	4
Build type	Existing
Build year	1956
Maintenance inside	Good
Maintenance outside	Good
Living surface	73m ²
Volume	240m ³
Rooms	3
Bedrooms	1
Bathrooms	1
Floors	1
Facilities	Lift
Energy label	E
Isolation	Insulated glazing
Heating	Block heating
Location	In residential area, Clear view
Balcony	Yes
Shed	Lock-up

Description

In a popular location on the fifth floor located three room apartment, balcony on the sunny side, elevator and private storage in the basement.

At the rear there is a closed residents parking lot where parking spaces are available depending on a queue. There is also direct access from the rear to the building and the own spacious (bicycle) storage,

The apartment has an unobstructed view over the park on the Segbroeklaan with a wide green strip with the Haagse Beek and walking paths. It is also centrally located in a nice residential area between the Zuiderstrand and the center of The Hague. The popular shopping streets Frederik Hendriklaan and Fahrenheitstraat are a short walk/cycle distance.

Good parking facilities for visitors and excellent connections to public transport.

LAYOUT: (see the floor plans for dimensions)

Closed central entrance with mailboxes and doorbells, well-kept hall with elevator or stairs to the fifth floor.

Entrance apartment: spacious hall with access to all rooms, meter cupboard, toilet with washbasin, living room at the front with mantelpiece, two built-in cupboards, large windows and beautiful unobstructed view, patio doors to back room with access to the lovely sunny balcony, kitchen at the rear with a gas hob, extractor hood, fridge and access to second balcony, good size bedroom at the front, bathroom with shower, sink, towel radiator and washing machine connection.

The house is almost entirely equipped with a laminate floor.

Private storage room (approx. 6m²) on the ground floor.

DETAILS:

- Delivery in consultation
- Year of construction 1956
- Central location between beach, center of The Hague and cozy shopping streets
- Almost entirely equipped with plastic frames with double glazing
- Two balconies at the rear
- Active VVE active, contribution € 224.00 per month including advance heating costs € 41.00 per month
- Shared building insurance, reserve fund, MJOP
- Leasehold until 2027, canon € 72.00 per year
- Offer reissue leasehold land value € 48,400.00
- Parking on own property possible at € 12.00 per month (depending on availability)
- Living area according to specification approx. 73m²
- Choice of notary reserved for 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.

Explanatory clause NEN2580

The Measurement Instruction is based on the NEN2580. The Measurement Instruction is intended to

Description

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



Photos



Photos



Photos



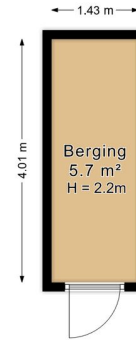
Photos



Photos



Segbroeklaan 86, 'S- Gravenhage Berging



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