For Sale

Van Marumstraat 36

2562 LS Den Haag

Ground floor apartment, Apartment 80m²

Vraagprijs € 400.000 k.k.

Features

Price	€ 400.000 k.k.
Status	Sold
Acceptance	In consultation
Apartment type	Ground floor apartment, Apartment
Bottom floor	1
Build type	Existing
Build year	1898
Maintenance inside	Excellent
Maintenance outside	Good
Living surface	80m²
Volume	300m³
Rooms	4
Bedrooms	2
Bathrooms	1
Floors	1
Energy label	A
Hot water	Central heating
Heating	Central heating
Furnace	Remeha HR (2014, Combined furnace, Owned)
Location	In residental area
Garden	Patio

Description

A well-maintained 3-room ground-floor apartment with a patio, situated in a sought-after location within the popular "Regentessekwartier" district. Recently renovated internally while preserving original period details. Energy label A.

Layout: (see floor plans for dimensions)
Entrance at street level; a very spacious and bright en-suite living/dining room (offering the potential for a second bedroom) featuring beautiful pine flooring, original sliding partition doors, and high ceilings (approx. 3.13m) with decorative mouldings. Large windows ensure plenty of natural light.

Modern kitchen at the rear, equipped with various appliances: 4-zone induction hob, 1¼ sink, oven, microwave, dishwasher, fridge-freezer, and the central heating boiler (Remeha HR, installed 2014). Hatch providing access to the basement storage area, which is equipped with heating, a ventilation system, and a submersible pump.

French doors from the living room provide access to the spacious rear bedroom.

Modern bathroom featuring stylish wall and floor tiling, a shower, a washbasin with a mirrored wall, a wall-mounted toilet, and a designer radiator.

Separate area for the washing machine and dryer.

In short: a charming, internally renovated ground-floor apartment in a wonderful, central location—ready to move into without the need for major work.

Ideally situated in a quiet street near the bustling Regentesseplein, various dining establishments (lunchrooms, restaurants), the Weimarstraat shopping area, the green spaces of the 'De Verademing' sports park and playground, all city amenities, public transport (tram and bus), and with various woods and the beach just a stone's throw away.

Key features:
- Living area approx. 80 m^2
- Year of construction: 1898
- Freehold property (no ground lease)
- Energy label A
- Delivery in consultation
- Spacious basement equipped with a water pump, heating, and ventilation
- Active Owners' Association (2 owners); monthly contribution €50
- Multi-year maintenance plan (MJOP) available
- Fully double-glazed (HR++)
- New Duco ventilation system
- Given the year of construction, an age and materials clause will be included in the standard NVM purchase agreement

Description

- Choice of notary reserved for the seller, though located within the Haaglanden region

NEN2580 explanatory clause
The measurement instruction is based on the NEN2580 standard. This instruction aims to provide a more uniform method of measuring to indicate the usable floor area. The measurement instruction does not entirely rule out differences in measurement results due to, for example, differences in interpretation, rounding, or limitations during the measurement process.

Interested in this property? Engage your own NVM purchasing agent immediately. Your NVM purchasing agent looks out for your interests and saves you time, money, and worry.

You can find addresses of fellow NVM purchasing agents in the Haaglanden region on Funda.

We have compiled this information with the utmost care. However, no liability whatsoever is accepted on our part for any incompleteness, inaccuracy, or otherwise, or for the consequences thereof.

Photos

Photos

Photos

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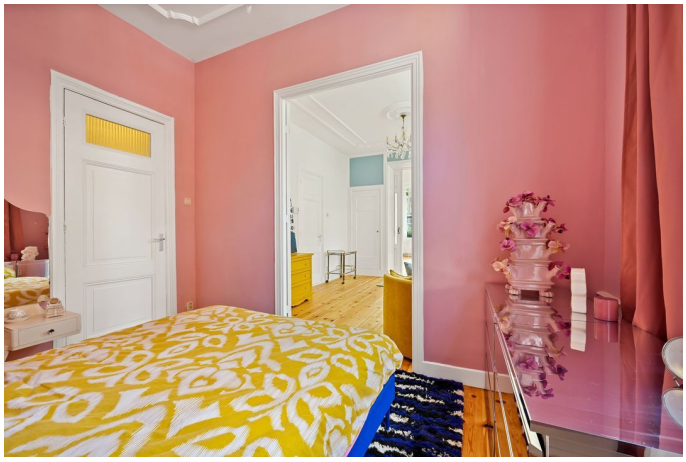

Photos

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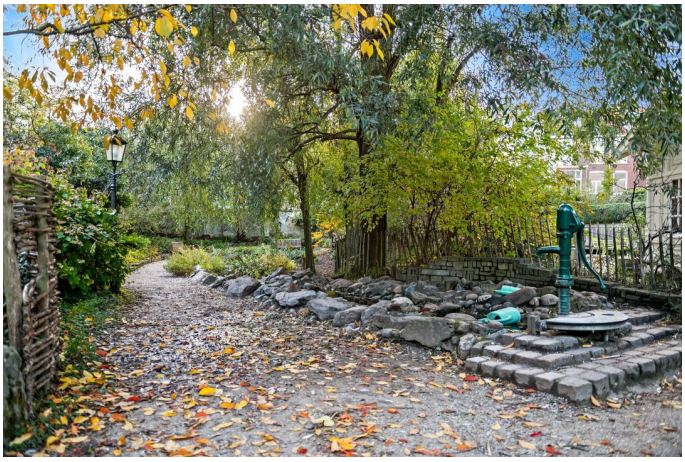
Van Marumstraat 36, 's-Gravenhage
Woning
Slaapkamer
8.5 m²
H = 3.1m
Gang
Patio
Slaapkamer
10.1 m²
H = 3.1m
CV
Keuken
7.9 m²
H = 3.1m
Woonkamer
16.9 m²
H = 3.1m
Kast
Gang
Eetkamer
20.5 m²
H = 3.1m

JUMBO
Weimarstraat