

FOR SALE - FLAT

Molenstraat 58 B2, 2300 Turnhout

Sold

Ref. 5090725



Number of bedrooms: 2
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 92m²
Surf. terrace: 50m²
Neighbourhood: central

PEB/EPB: 325kwh/m²/j

DESCRIPTION

This currently rented flat is in excellent condition and includes a spacious living room with space for dining and sitting area and an installed kitchen, 2 bedrooms, bathroom, separate toilet, very spacious and cosy terrace, laundry room (which was shower room) and a spacious garage box.

Welcome to the first floor. Through the stairs access to the flat.

A spacious living room on solid oak flooring is bathed in natural light.

There is ample space here for the dining room where you can dine with your family or guests at the open kitchen. This is in excellent condition and fitted with the necessary appliances.

You can watch TV in the spacious sitting area. The kitchen leads to the nighthall with many built-in cupboards. This gives access to the bedrooms, a separate toilet and the laundry room.

The bedrooms are sufficiently spacious and have wall-to-wall sliding windows giving access to the spacious terrace (approx. 50m²).

Each bedroom has a fitted wardrobe in the sas to private bathroom. The first has a washbasin in a cabinet and a shower. The bathroom of the 2nd bedroom has been converted into a laundry room but can easily be converted back into a shower room.

The spacious terrace is an oasis in the city centre, noiseless it is cosy to sit and when the weather is nice you also enjoy the evening sun.

This flat comes with its own very spacious private garage box with automatic gate, this is obligatory to purchase at €30,000.

Details:

In good condition

Very nice and spacious terrace of approx. 50m²

Lots of natural daylight

Centrally located, but very quiet

Both bedrooms give out onto the terrace

Both bedrooms can have their own bathroom

Very large garage box (45m²) that must be purchased separately

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

BUILDING

Habitable surface: 92,00 m²

Construction year: 1989

Front width: 8,00 m

Orientation facade: North-west

LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: 1.000m

Sport center nearby: Yes

TERRAIN

Garden: No

COMFORT

Furnished: No
Handicap friendly: No
Parlophone: Yes
Elevator: No

ENERGY

EPC score: 325
EPC code: 20221120-0002731019-RES-1
EPC class: D
Double glazing: Thermic and acoustic isol.
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Electrical
Heating: Individual

Orientation terrace 1: North-west

LAYOUT

Living room: 44,00 m²
Kitchen: Yes, hyper equipped
Bedroom 1: 14,50 m²
Bedroom 2: 15,80 m²
Bathroom 1: 3,00 m²
Bathroom type: Shower
Shower rooms: 2
Toilets: 1
Terrace: 50,00 m²
Laundry: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 27/01/2023
Intimation: No - no legal correction or administrative measure imposed
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No

PARKING

Garage: 1
Parkings outside: Yes
Parkings inside: 1