

FOR SALE - FLAT

€ 229.000

Baron Frans du Fourstraat 1. B4., 2300 Turnhout

Ref. 5573713



Number of bedrooms: 3
Number of bathrooms: 2
Availability: tbd with the tenant

Surf. Living: 131m²
Neighbourhood: city Center

PEB/EPB: 288kwh/m²/j

DESCRIPTION

Spacious 3 bedroom, 2 bathroom apartment with side view of Turnhout's Grand Market.

Layout:

Entrance hall with checkroom. Spacious living room on block parquet with integrated dining area enjoying lots of natural light. The kitchen is well equipped and has enough space for a breakfast nook. Adjacent to the kitchen is the balcony that can also be accessed from the 3rd bedroom. The laundry room in turn seamlessly connects to the kitchen.

From the living room you enter the night hall where it is a toilet and 2 sufficiently spacious bedrooms are located as well as a bathroom with shower, toilet and a sink. The 3rd bedroom is smaller than the previous ones and has a spacious adjacent bathroom with bathtub, toilet and 2 sinks.

In the basement there is a spacious storage room which is included in the price. Average cost €150€/month. The apartment is currently in rented and is in very good condition.

++Plus points++

- +Convenient location near bustling city center, schools, stores, restaurants, public transport
- +Electricity compliant
- +Above average living space
- +Lots of natural light
- +EPC 288 kWh/m² (label C)
- +Gross rental yield 4.9%.
- +Elevator available
- +Spacious basement storage included

FINANCIAL

Price: € 229.000,00
VAT applied: No
Available: Tbd with the tenant
Land registry income: € 1.197,00

BUILDING

Habitable surface: 131,00 m²
Construction year: 1975
Floor: 3

COMFORT

Furnished: No
Parlophone: Yes
Elevator: Yes

ENERGY

EPC score: 288
EPC code: 20200731-0002124887-RES-1

LOCATION

Environment: City Center, central
School nearby: 5m
Shops nearby: 5m
Public transport nearby: 10m
Highway nearby: Yes
Sport center nearby: 50m

TERRAIN

Garden: No

LAYOUT

Living room: 37,00 m²
Kitchen: 11,00 m², US fully fitted
Bureau: 7,00 m²
Bedroom 1: 26,00 m²
Bedroom 2: 16,00 m²
Bedroom 3: 7,00 m²
Bathroom 1: 5,50 m²
Bathroom type: Shower and bath tub

EPC class: C
Double glazing: Yes, thermic isol.
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

Shower rooms: 2
Toilets: 3
Laundry: Yes
Cellar: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: No
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

Parkings outside: No
Parkings inside: No