CENTURY 21
Echo Vastgoed

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# FOR SALE - FLAT

**€ 185.000**

**Zegeplein 10. B4., 2300**

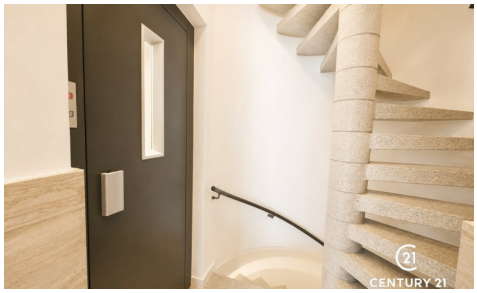
**Ref. 7803275.**










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

Surf. Living: 79m²
Neighbourhood: central

PEB/EPB: 102kwh/m²/j

## DESCRIPTION

This move-in-ready flat is situated in the centre of Turnhout, right next to the Grote Markt. Here, you'll be within walking distance of the high street, cosy outdoor cafés, supermarkets and Turnova, which offers ample parking. The railway station and the Warande are also nearby. Everything is within easy reach.

On entering, you'll find yourself in the entrance hall, which leads into the light and spacious living room with large windows. Adjacent to this is the fully fitted kitchen with ample worktop and storage space. The modern bathroom features a walk-in shower and a washbasin unit. The spacious bedroom has room for a double bed and offers plenty of wardrobe space, as well as direct access to the rear terrace.

Are you looking for a profitable investment? Then this flat is certainly worth a look. The flat was recently let at €795 per month, which corresponds to a gross yield of approximately 4.8% based on the asking price of €199,000.

Thanks to its attractive rental potential, prime location and move-in-ready condition, this flat is not only a pleasant place to live but also an interesting opportunity for investors seeking a stable return.

This energy-efficient and move-in-ready flat is ideal for first-time buyers, single people or as an investment. A unique opportunity to live in the city centre, enjoying comfort and tranquillity in your own home. Book your viewing today!

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## FINANCIAL

Price: € 185.000,00
VAT applied: No
Available: At the contract
Land registry income: € 827,00
Transfer of shares: No

## BUILDING

Habitable surface: 79,00 m²
Fronts: 2
Construction year: 1985
State: Very good state
Floor: 1
Orientation facade: South-west

## COMFORT

Furnished: No
Pets allowed: Yes
Handicap friendly: No
Elevator: Yes

## ENERGY

EPC score: 102
EPC code: 20220420-0002587032-RES-1
EPC class: B
Double glazing: Yes
Windows: Wood

## LOCATION

Environment: Central, city Center
School nearby: Yes
Shops nearby: 5m
Public transport nearby: 5m
Train station nearby: Yes
Sport center nearby: 50m

## TERRAIN

Garden: No

## LAYOUT

Kitchen: Yes, US fully fitted
Bathroom type: Shower
Shower rooms: 1
Toilets: 1
Balcony: Yes
Cellar: Yes

## TECHNICS

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

Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

## PLANNING

Building permission: Yes
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Not disclosed
Obligation to renovate: No
Asbestos inventary certificate: Yes
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No