

## FOR SALE - FLAT

Herentalsebaan 550 B4, 2160 Wommelgem

**Sold**

**Ref. 1950 BH**



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

Surf. Living: 80m<sup>2</sup>  
Surf. terrace: 12m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 122kwh/m<sup>2</sup>/j

## DESCRIPTION

The flat is located in Wommelgem in Residence Marina on the 1st floor. It is a small-scale residence ideally located close to numerous shops, public transport and access roads to the motorway. On the ground floor is a GP practice and at the back of the garage a Carrefour.

The price of the flat includes 1 garage box, there is the possibility to purchase an additional garage for €25,000 (it is currently rented)

The flat is equipped with a security door.  
To the right of the entrance hall are the 2 bedrooms.

In the night corridor is a bathroom with shower, washbasin with sufficient cupboards and space for washing machine and dryer.  
There is also a separate toilet.

The living room looks spacious with large windows. There is a sitting and dining area and the kitchen is fully equipped.  
The flat has a very spacious terrace and is not overlooked by neighbours.

There is a lift in the building.  
The basement storage room is no less than 12m<sup>2</sup>

Interested in visiting or need more info? Call Bieke on 0485 822 202 or 014 48 12 21

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## FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract  
Land registry income: € 708,00

## BUILDING

Habitable surface: 80,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 2011  
State: Very good state  
Floor: 1  
Number of floors: 3

## COMFORT

Furnished: No  
Handicap friendly: No  
Parlophone: Yes

## ENERGY

EPC score: 122

## LOCATION

Environment: Central  
School nearby: Yes  
Shops nearby: 20m  
Public transport nearby: 5m  
Highway nearby: 2.000m

## LAYOUT

Living room: 27,00 m<sup>2</sup>  
Kitchen: 5,00 m<sup>2</sup>  
Bedroom 1: 10,00 m<sup>2</sup>  
Bedroom 2: 14,00 m<sup>2</sup>  
Bathroom 1: 6,00 m<sup>2</sup>  
Bathroom type: Shower  
Toilets: 1  
Terrace: 12,00 m<sup>2</sup>  
Cellar: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes

EPC code: 2775832

EPC class: B

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Living zone

Building permission: Yes

Parcelling permission: No

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**

Garage: Yes

Parkings outside: Yes

Parkings inside: 2