



Margarethaland 319

The Hague

Asking price: € 265.000,- buyers costs



070 - 756 80 24 | info@nivitamakelaars.nl | www.nivitamakelaars.nl



Features & Specifications

Built year	1986
Type:	PORCHE HOUSE
Rooms:	4
Content:	228m ³
Living area::	74m ²
Other indoor space:	0m ²
Building-related outdoor space:	4m ²
External storage space:	5m ²
Heating:	Boiler
Isolation:	dubble glazing

Description

New place, maybe your place?

Bright 4-room apartment with and sunny balcony in the green district of Mariahoeve!

Very centrally located and efficiently classified apartment on the second floor with unobstructed views from the living-dining room over a wide green area. Within walking distance of Mariahoeve station, near shopping and roads.

Layout

You enter the apartment complex through a closed common hall, without elevator. Once inside the apartment you are welcomed by a spacious hallway and a separate toilet. The bright living room is equipped with a laminate floor that flows seamlessly into the open kitchen. The kitchen is equipped with a sink, four-burner gas hob, extractor and built-in oven.

From the living room you step directly onto the covered balcony, which is perfectly facing south. Here you can enjoy the outdoors without giving up the comforts of indoors.

The apartment features two spacious bedrooms, including a spacious master bedroom. There is also a third bedroom that you can set up as a study, children's room or guest room.

The bathroom is equipped with a shower stall including a rain shower and massage jets, and a sink with cabinet. There is also a washer and dryer setup.

This apartment has double-glazed windows to ensure your peace and comfort. The floors are covered with warm laminate, and the living room has beautifully plastered walls. The other rooms have wallpaper. In addition, you have your own storage room in the basement for extra storage space.

Surroundings

This fine apartment is located in Mariahoeve, within a well-maintained apartment complex. Mariahoeve is known for its central location with regard to all kinds of amenities. Just a few minutes' walk away you will find a well-stocked supermarket. If you go a little further, you will reach the Mariahoeve shopping centre and train station, where you will find an array of stores and various public transportation options. Within minutes you are on the highway, and the bustling centre of The Hague is about a 15-minute bike ride away. Scheveningen beach is also easily accessible.

And there is more! Numerous facilities and recreational opportunities are nearby, such as schools, nurseries, a library, health centre, the beautiful Haagse Bos and swimming pool Overbosch.

Don't wait too long and schedule a viewing now, because you don't want to miss this opportunity!

Additional Information

- Year of construction 1986
- Energy label C
- Living area approx 76 m² (measuring report NEN-2580 available)
- Perpetual leasehold, annual canon € 1, - that is not collected by the municipality
- Double glazed windows with wooden frames
- Remeha boiler 2013, serviced annually
- Sunny balcony facing south
- Private storage room in the basement
- Free parking
- Train / bus station 5 minutes walking distance
- Shopping centre of the Netherlands + / - 15 minutes' walk
- VvE monthly contribution € 152,05
- Active association
- Delivery in consultation



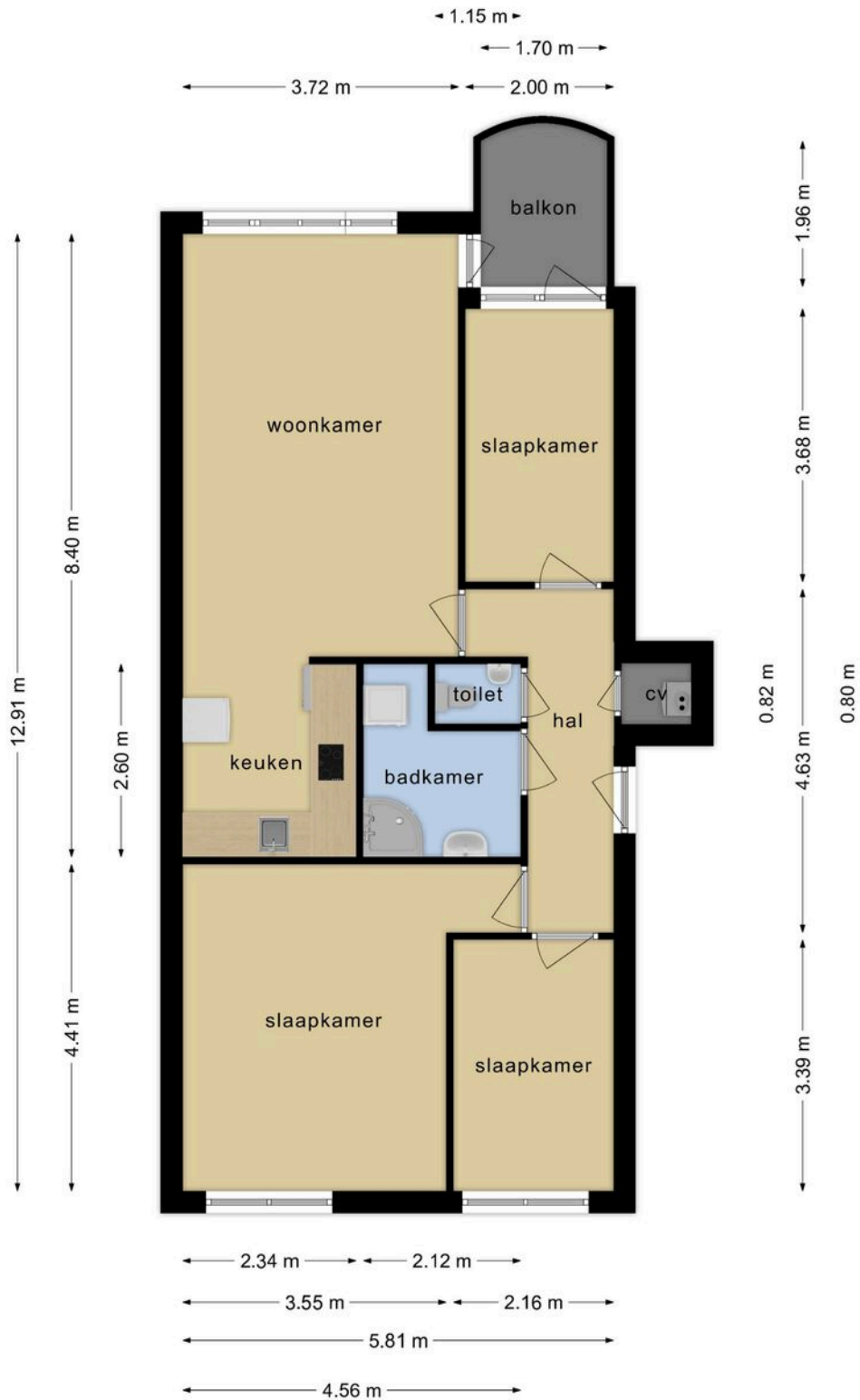








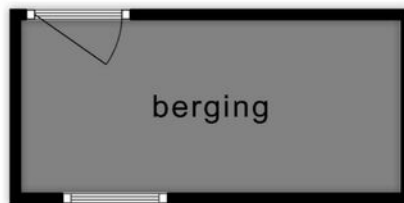
Floorplan



Deze plattegronden zijn opgemaakt voor indicatieve doeleinden.
Hieraan kunnen geen rechten worden ontleend.

Floorplan

← 3.30 m →



↑ 1.50 m ↓

**Deze plattegronden zijn opgemaakt voor indicatieve doeleinden.
Hieraan kunnen geen rechten worden ontleend.**

Cadastral map

Kadastrale kaart

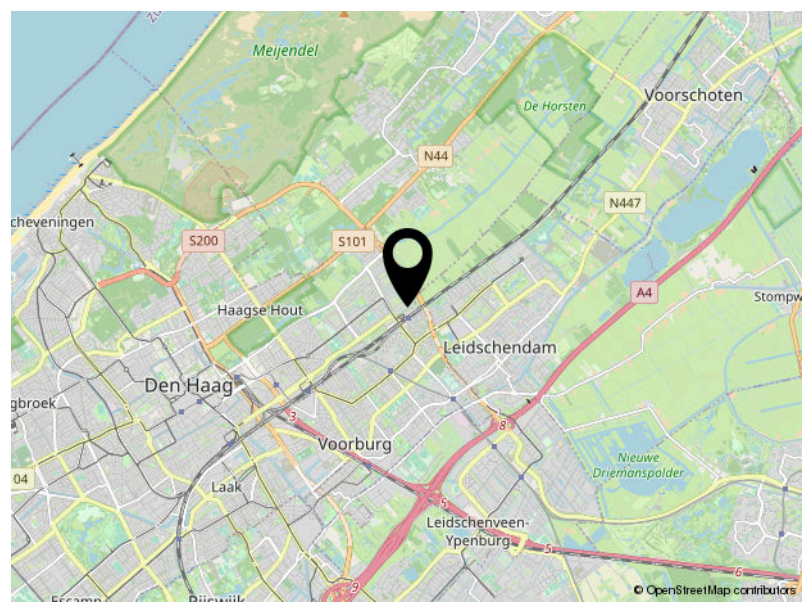
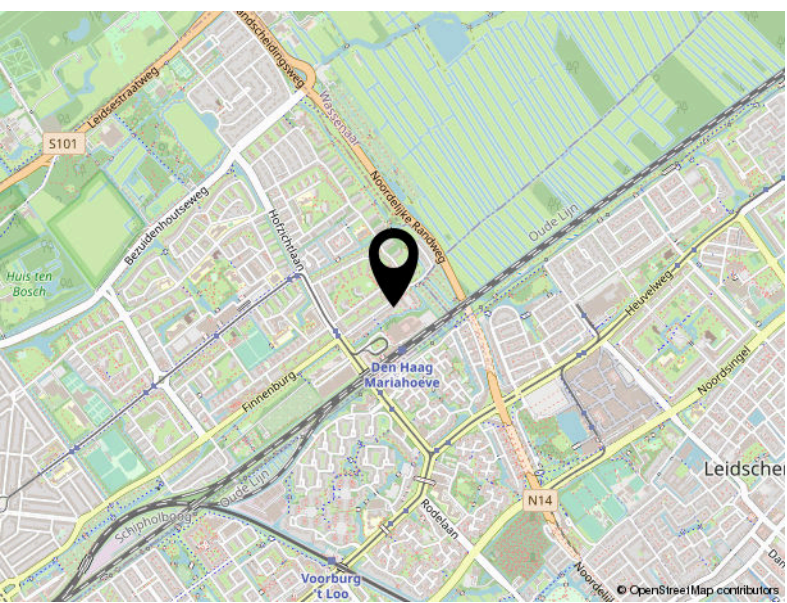
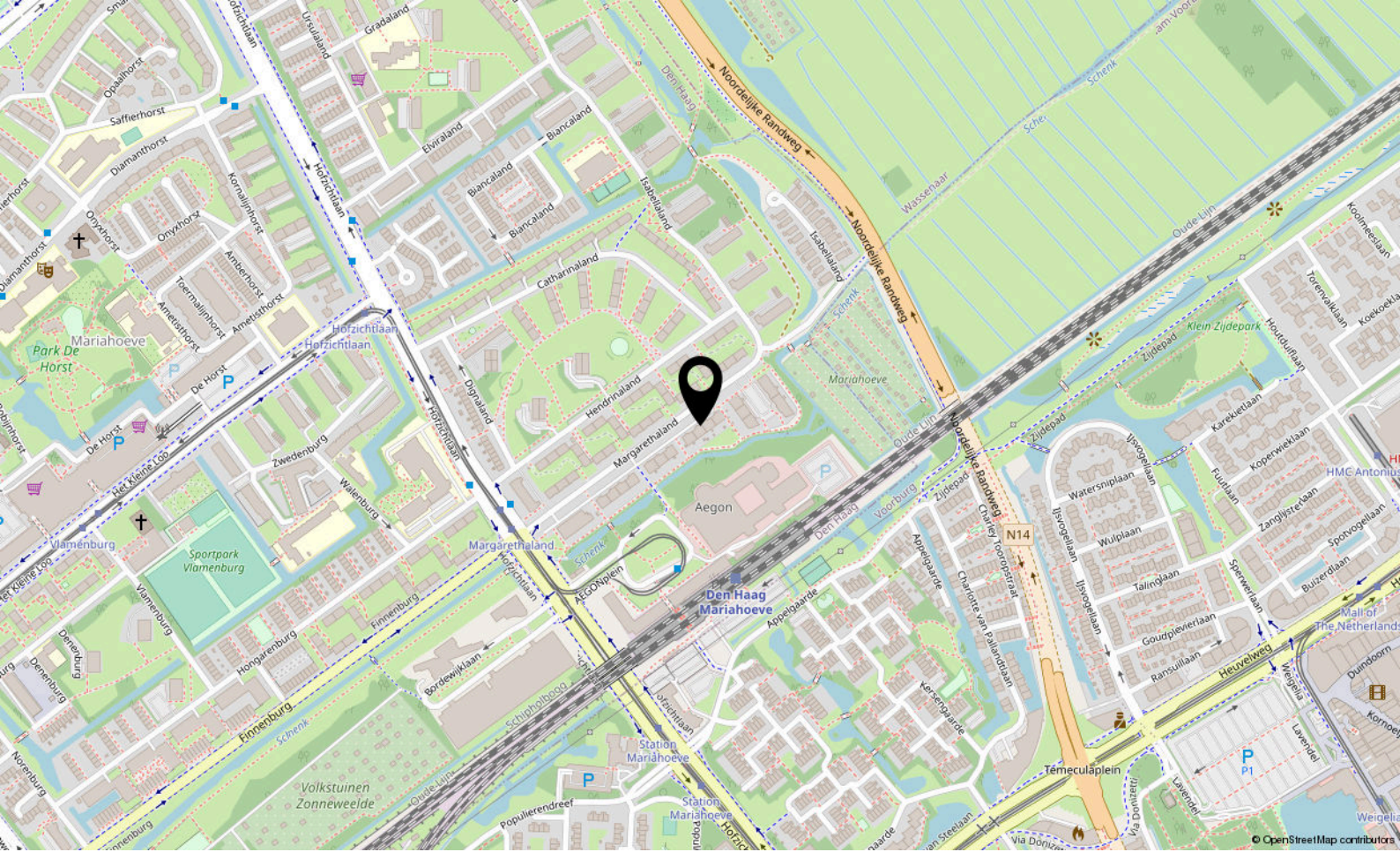
Uw referentie: MijnOverheid



12345 Perceelnummer	Deze kaart is noordgericht	Schaal 1: 500	
25 Huisnummer	Vastgestelde kadastrale grens	Kadastrale gemeente 's-Gravenhage	
— Vastgestelde kadastrale grens	Voorlopige kadastrale grens	Sectie AS	
— Voorlopige kadastrale grens	Administratieve kadastrale grens	Perceel 1736	
— Administratieve kadastrale grens	Bebouwing		
— Bebouwing			

Voor een eensluitend uittreksel, geleverd op 13 augustus 2023
De bewaarder van het kadaster en de openbare registers

Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend.
De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.



Locatie

MARGARETHALAND 319

Den Haag



Tauber 52
2491 DA Den Haag

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