



Van de Wateringelaan 6

VOORBURG

Asking price: € 350.000,- buyers costs



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Features & Specifications

Built year	1927
Type:	PORTIEKFLAT
Rooms:	3
Content:	307m ³
Living area:	88m ²
Plot size:	0m ²
Other indoor space:	0m ²
Building-related outdoor space:	2m ²
External storage space:	1m ²
Heating:	boiler
Isolation:	hrglass

Description

A gem for sale!

Lovely Bright and well maintained 3-bedroom TOP apartment with solar panels in the popular Voorburg with lots of privacy due to the corner location.

Located on the Van de Wateringelaan and Van Arembergelaan. This house is within walking distance of Laan van NOI station and has lots of privacy, because of the corner location you have only one neighbor.

Layout

Natural stone stairs to porch. Hall with cupboard and internal stairs to the 2nd floor. From the stairs you are on a spacious landing with skylight, large storage room, access to the kitchen, living room, bedroom and separate toilet.

The spacious living/dining room has a beautiful gas fireplace and is characterized by unobstructed views all around. From the living-/dining room you enter the master bedroom (approx. 2,72 x 3,65 m) with air conditioning and the marble bathroom.

The bathroom has a Jacuzzi, walk-in shower and single sink. The kitchen with modern appearance is equipped with various appliances including a dishwasher, 4-burner stove, oven, hood and sink. In addition, here is also the connection for the washing machine. From the kitchen there is access to the balcony.

At the front is a second bedroom (approx. 1.92 x 3.58 m).

The house has mostly plastered walls and throughout the house is a new PVC floor. And mechanical ventilation was installed in 2021 with valves in the kitchen, bathroom, bedroom and hallway. The apartment has also been made more sustainable by installing 7 solar panels on the roof.

Surroundings

The main feature of this apartment is its central location, putting you close to everything you need!

It is conveniently located to public transport, schools, stores (shopping center De Julianabaan) and green areas and offers easy access to the old center of Voorburg and The Hague center, which are within cycling distance.

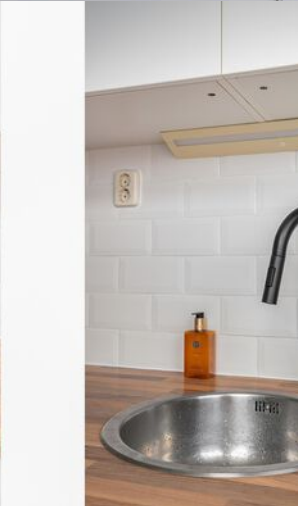
Voorburg train station is just 4 minutes by bike and major highways (A4, A12, A13, A44) are quickly accessible. And if you like eating and drinking in cafes, there is a cozy coffee bar right across the street from the building.

The Van de Wateringenlaan is a wide avenue with lots of greenery and ample parking (permit approx. € 60 per 5 years)

Additional information:

- Year of construction 1927
- Energy label C
- Living area approx 88 m2 (NEN-2580 measurement report available)
- HR++ plastic window frames (2014)
- Remeha boiler (2012)
- 7 Solar panels (2021)
- Mechanical ventilation (2021)
- Air conditioning in master bedroom (2017)
- Parking permit approx 60 euros per 5 years
- Train / bus station 5 minutes walking distance
- Center of The Hague 15 minutes cycling distance
- Active HOA, monthly contribution € 80, -
- Antiquity, materials and asbestos clause applicable
- Delivery in consultation







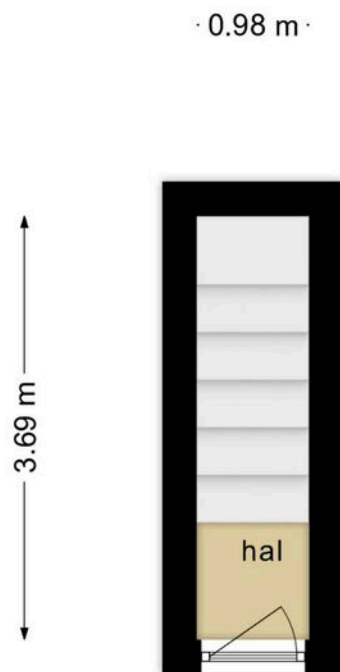


Floorplan



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

Floorplan



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Cadastral map

Kadastrale kaart

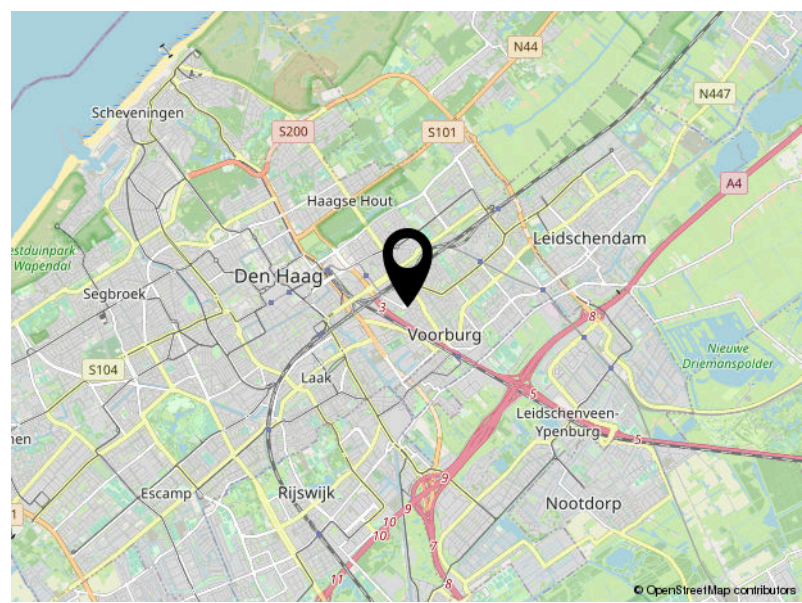
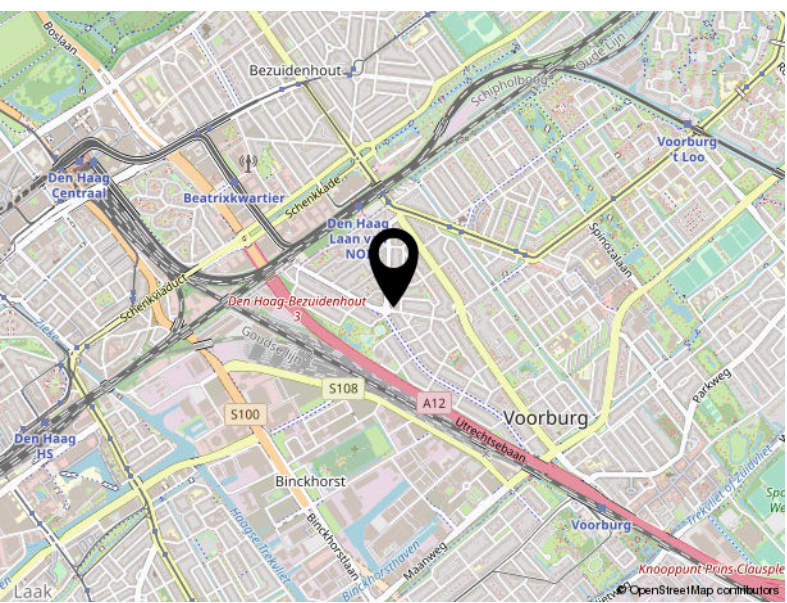
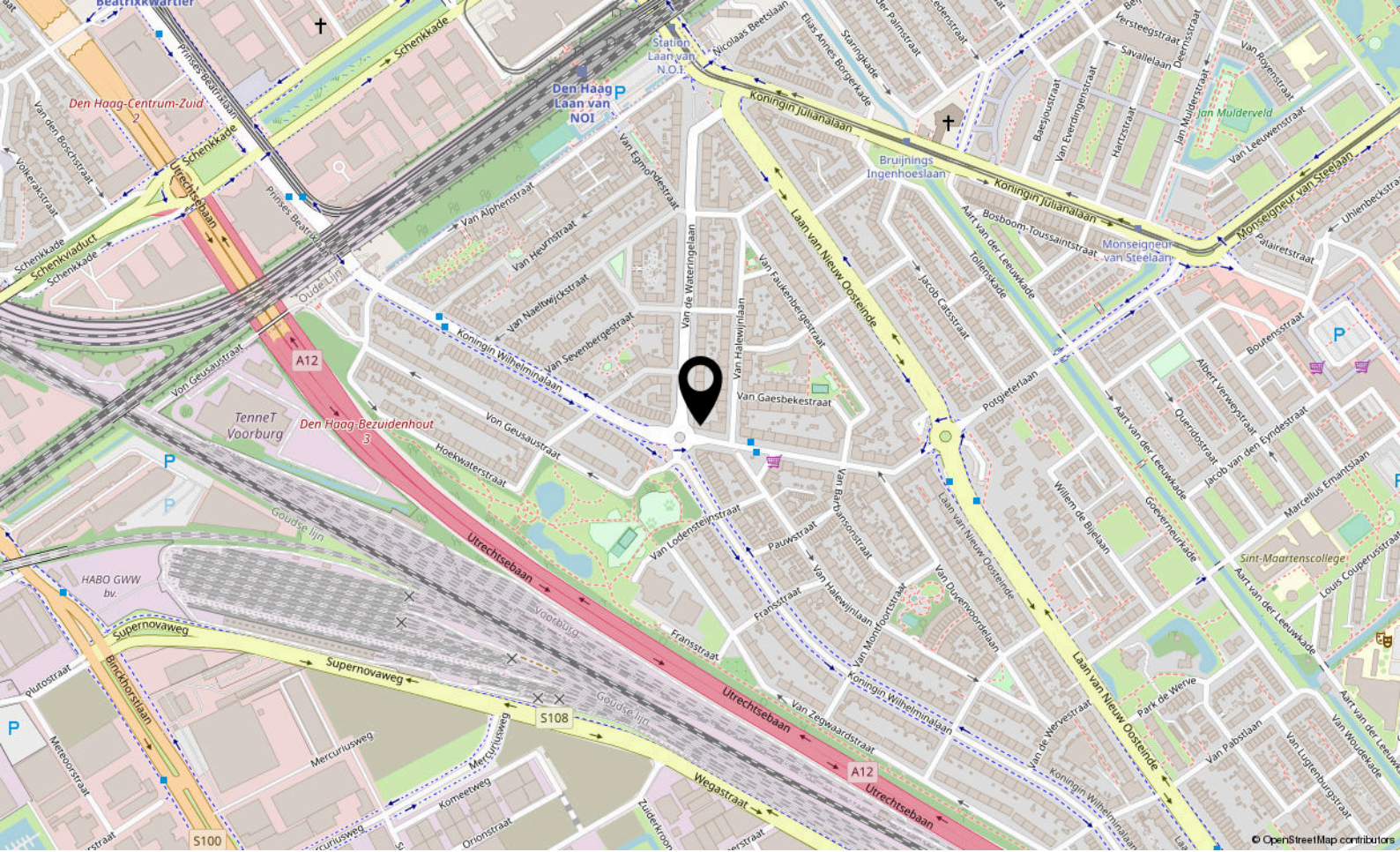
Uw referentie: van de Wateringel6



<p>12345 25</p> <p>— Vastgestelde kadastrale grens</p> <p>— Voorlopige kadastrale grens</p> <p>— Administratieve kadastrale grens</p> <p>— Bebouwing</p>	<p>Deze kaart is noordgericht</p> <p>Perceelnummer</p> <p>Huisnummer</p>	<p>Schaal 1: 500</p> <p>Kadastrale gemeente Voorburg</p> <p>Sectie F</p> <p>Perceel 4092</p>	
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Voor een eensluitend uittreksel, geleverd op 13 november 2020
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

VAN DE WATERINGELAAN 6

Voorburg



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