

## FOR SALE - FLAT

Steenweg op Mol 11 B4, 2360 Oud-Turnhout

On request

Ref. 3020 AK





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

Surf. Living: 142m<sup>2</sup>  
 Surf. terrace: 23m<sup>2</sup>  
 Neighbourhood: central

PEB/EPB: 94kwh/m<sup>2</sup>/j

## DESCRIPTION

Spacious and bright apartment in the heart of Oud-Turnhout

This beautiful apartment on the second floor, located in the center of Oud-Turnhout, combines space, light and comfort. The apartment has a spacious entrance hall that invites you into the cozy and bright living room. Thanks to the large windows, this room is bathed in natural light, creating a pleasant atmosphere. Then you will find the dining room and a practical kitchen fully equipped with everything you need for your daily cooking pleasure. From the kitchen you can access a front terrace, where large sliding windows create an open and fresh feel.

The apartment has two spacious bedrooms, both with direct access to the rear balcony. The first bedroom also features a separate dressing room and its own entrance to the balcony, ideal for those looking for extra luxury and privacy. The second bedroom also offers access to the balcony and lends itself perfectly as a guest or work space. The modern bathroom is equipped with a bathtub, shower and a stylish washbasin, making for a complete and comfortable unit.

The apartment offers an underground spacious garage box (required to purchase at €22,500), an enclosed communal garden, and a practical bike shed with additional storage space. At the rear of the building is a spacious parking area, ideal for visitors.

This apartment offers not only excellent living comfort, but also a prime location. It is located in the heart of Oud-Turnhout, close to stores, schools and public transportation. At the same time, you enjoy peace and privacy thanks to the communal garden and the balcony at the rear.

The common costs: €150/month.

Come discover for yourself how this property can become your ideal home! Contact us for more information or a viewing.

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 1.145,00

## BUILDING

Habitable surface: 142,00 m²

Fronts: 2

Construction year: 2006

State: Good state

Floor: 1

Orientation facade: South-west

## COMFORT

Furnished: No

Handicap friendly: Yes

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Garden: Yes

Orientation terrace 1: North-east

## LAYOUT

Living room: 23,00 m²

Kitchen: 11,00 m², US hyper equipped

Bedroom 1: 13,00 m²

Bedroom 2: 14,00 m²

Parlophone: Yes

Elevator: Yes

## ENERGY

EPC score: 94

EPC code: 20241213-0003479025-RES-1

EPC class: A

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Bathroom 1: 11,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 1

Terrace: 23,00 m<sup>2</sup>

Laundry: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

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

Garage: 1

Parkings outside: 1

Parkings inside: 1