

## Flat for sale

Edouard Kufferathlaan 15 4 1020 Laeken

**€ 337.000**

 2  1  105 m<sup>2</sup>  1



# Description

Renovated 2 bedroom apartment located on the 3rd floor of a small building with lift in a quiet street, close to Brugmann hospital, supermarkets and public transport. The flat comprises an entrance hall with built-in cloakroom, and a very bright living space with herringbone parquet flooring, a new fitted kitchen with breakfast corner and access to a balcony. 2 spacious bedrooms (16 and 13m<sup>2</sup>) with herringbone parquet flooring, one of which has a large built-in wardrobe, shower room with walk-in shower, washbasin cabinet and connections for washing machine and dryer. Separate toilet. Cellar and garage (box) with extra parking space in front and direct access to the building (price garage 30.000€). Small and very well maintained co-ownership. Gas central heating, solar panels for the common parts. Electricity compliant. Available immediately!

## Details

### General information

Construction year  
**1961**

Renovation  
**2024**

State  
**Renovated**

Floor  
**3**

Garage  
**Yes**

Garages  
**1**

Parkings outside  
**1**

Parking inside  
**Yes**

Parkings inside  
**1**

### Layout

Living room  
**32 m<sup>2</sup>**

Kitchen  
**10 m<sup>2</sup> (fully fitted)**

Bedroom 1  
**16 m<sup>2</sup>**

Bedroom 2  
**13 m<sup>2</sup>**

Bathroom  
**shower**

Toilets  
**1**

Cellar  
**Yes**

### In the proximity

Environment  
**Central**

Shops nearby  
**Yes**

School nearby  
**Yes**

Public transport nearby  
**Yes**

### Dimensions

Habitable surface  
**105 m<sup>2</sup>**

### Comfort

Handicap friendly  
**No**

Parlophone  
**Yes**

Elevator  
**Yes**

Pool  
**No**

### Energy

EPC  
**203 kWh/m<sup>2</sup>**

Windows  
**Vinyl**

Electricity certificate  
**Yes, conform**

Heating type  
**Gas (centr. heat.)**

Heating  
**Collective**

### Financial

Price  
**€ 337.000**

VAT applied  
**No**

Reference  
**Kufferath 15**

Available  
**At the contract**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**

Flooding area  
**Not located in flood area**