

# TE KOOP



## Oegstgeest

### M. Harpertszoon Tromplaan 222

On the Maarten Harpertszoon Tromplaan, in the heart of Oegstgeest (Zeeheldenbuurt/the 'Sea-heroes Area'), there are four small-scale apartment complexes. Surrounded by lots of greenery in a quiet residential area. Because of its location and small scale, this property stands out positively from many other complexes in the area. They are therefore highly sought-after. No 222 is located on nr. four building (far most East) and on the third level and this gives you a nice view from the frontside window. Both front and back are beautiful tall plane trees, making the house cool in summer and giving it a very 'green' feel. The house is very light because of extra windows on the side. Leiden railway station is only 2.9 km away. The luxurious Lange Voort shopping centre is just around the corner. This house has recently been completely renovated. New kitchen, bathroom and toilet and nice floorings. Other details:- Total living area: plm. 69 m<sup>2</sup> - Situated on third floor- Spacious living room and two bedrooms- Building-related outdoor space (Balcony): 7 m<sup>2</sup> - Capacity: 228m<sup>3</sup> - Built year: plm. 1958; recently internal modernised - Heating and hot water by a HR central heating boiler (2019; owned) - Professionally run and financially healthy Owners Association: contribution 180,- euros per month.- Private storage room 6 m<sup>2</sup> in the basement - Well equipped modern shopping centre around the corner - Public parking (free) - Largely plastic window frames and double glazing - Nearby roads, shops, schools and public transport Layout - number of rooms: 3 (formerly 4) creating a spacious living and dining room - one bathroom and a separate toilet - bathroom facilities: shower and a washbasin - Kitchen with built-in oven, extractor, microwave, dishwasher and 4-burner gas hob and washing machine set-up. Energy label: C

**Soort object**

Appartement

**Bouwjaar**

1958

**Woonoppervlakte**

68 m<sup>2</sup>

**Inhoud**

228 m<sup>3</sup>

**Aantal kamers**

3

**Energieklasse**

C

**071-5174264**



**Vraagprijs € 365.000,- k.k.**

*Omdat 40 jaar ervaring telt!* 