

## FOR SALE - FLAT

Brugskén 90 B4, 9100 Sint-Niklaas

**Sold**

**Ref. 4269827**



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 80m<sup>2</sup>

Surf. Plot: 82m<sup>2</sup>

Surf. terrace: 2m<sup>2</sup>

Neighbourhood: city Center

PEB/EPB: 295kwh/m<sup>2</sup>/j

## DESCRIPTION

This beautiful apartment in Brugsken in Sint-Niklaas can perfectly serve as an investment property or first home. The apartment feels spacious and bright. The extremely central location means that you are a stone's throw from various approach roads, shops, schools and much more. Due to the partial renovation, the house is now completely ready to move in and, above all, energy efficient. The residence includes a spacious living room, a renovated kitchen and 2 bedrooms, 1 with access to the terrace. There is also a garage box behind the complex to purchase at € 15,000. (OPTION TO BUY A SECOND APARTMENT IN THE SAME BLOCK)

Curious about what this house has to offer? Contact us for further information and / or a viewing at +32 3 755 77 05 or [info@C21locus.be](mailto:info@C21locus.be).

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## FINANCIAL

Price: € 159.000,00

VAT applied: No

Available: At the contract

## BUILDING

Habitable surface: 80,00 m<sup>2</sup>

Construction year: 1974

State: Good state

Floor: 3

Number of floors: 2

## COMFORT

Handicap friendly: No

Elevator: No

Pool: No

## ENERGY

EPC score: 295

EPC code: 20210129-0002366132-RES-1

EPC class: C

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Condensation

## LOCATION

Environment: City Center

## TERRAIN

Ground area: 82,00 m<sup>2</sup>

Orientation terrace: North east

## LAYOUT

Living room: 25,60 m<sup>2</sup>

Kitchen: 7,11 m<sup>2</sup>, US hyper equipped

Bedroom 1: 14,31 m<sup>2</sup>

Bedroom 2: 8,72 m<sup>2</sup>

Bathroom 1: 3,40 m<sup>2</sup>

Toilets: 1

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

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

Summons: No

Servitude: No

## PARKING

Garage: 1

