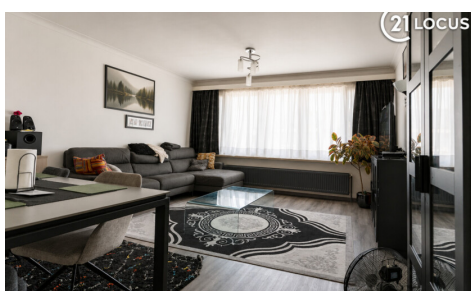


FOR SALE - FLAT

Ernest Claeslaan 38 B6, 9100 Sint-Niklaas

€ 230.000

Ref. 7787259



Number of bedrooms: 2
Number of bathrooms: 1
Availability: tbd with the owner

Surf. Living: 85m²
Surf. terrace: 3m²
Neighbourhood: Popular area

PEB/EPB: 131kwh/m²/j
Glazing type: High efficiency glass

DESCRIPTION

Looking for a move-in ready apartment that combines comfort, natural light and a practical layout? This well-maintained apartment offers approximately 85 m² of living space and is an excellent opportunity for both owner-occupiers and investors.

The bright living area benefits from large windows, creating a pleasant and inviting atmosphere throughout the day. The recently renovated kitchen has been finished in a contemporary style and offers everything you need for comfortable everyday living.

The apartment features two spacious bedrooms, a well-kept bathroom and a sunny south-facing terrace where you can relax and enjoy the sunshine from morning until evening.

Comfort is further enhanced by recently installed windows fitted with insect screens throughout the apartment. The property also benefits from compliant electrical installation, gas-fired central heating and a favourable energy performance, contributing to lower energy costs.

Ideally located close to shops, schools, public transport and major access roads, this apartment combines peaceful living with excellent accessibility.

A perfect opportunity for anyone looking for a ready-to-move-in apartment in a convenient location.

Contact Century 21 Locus today to arrange your viewing.

FINANCIAL

Price: € 230.000,00

Available: Tbd with the owner

BUILDING

Habitable surface: 85,00 m²

Fronts: 2

Construction year: 1968

Renovation: 2022

State: Good state

Floor: 1

Number of floors: 3

Main area: 270 m²

Front width: 14,00 m

Orientation facade: North-west

COMFORT

Furnished: No

Handicap friendly: No

Parlophone: Yes

Elevator: No

Pool: No

ENERGY

LOCATION

Environment: Popular area, Suburb

School nearby: 500m

Shops nearby: 500m

Public transport nearby: 100m

Highway nearby: 5.000m

Train station nearby: 800m

Sport center nearby: 500m

Mobiscore: 91,00

TERRAIN

Orientation terrace: South east

LAYOUT

Entrance hall: 8,00 m²

Living room: 26,00 m²

Kitchen: 8,00 m², hyper equipped

Storage: 4,00 m²

Bedroom 1: 16,00 m²

Bedroom 2: 12,00 m²

Bathroom 1: 9,00 m²

Bathroom type: Shower in bath

Toilets: 1

Terrace: 3,00 m²

EPC score: 131
EPC code: 20260722-0003920625-RES-1
EPC class: B
Double glazing: Yes
Glazing type: High efficiency glass
Windows: Wood or pvc
Electricity certificate: Yes, conform
Heating type: Gas

TECHNICS

Electricity: Yes
Phone cables: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Living zone
Intimation: No legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Yes
Water-sensitive open space area: No
Obligation to renovate: No
G-score: 🏠 D
P-score: 🏠 D
Summons: No
Management measures recorded in the register of measures: No