

FOR SALE - FLAT

Ernest Claeslaan 38 B6, 9100 Sint-Niklaas

€ 224.950

Ref. 7807723



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

85 M² OF LIVING SPACE, 2 BEDROOMS AND EPC B

More space than you might expect at first glance. This well-maintained apartment in Belsele offers no less than **85 m² of living space**, two spacious bedrooms, a renovated kitchen and a favourable EPC B rating.

An attractive combination for those looking for **plenty of living space for their budget**, without having to undertake major renovation works.

BRIGHT AND SURPRISINGLY SPACIOUS

The apartment is located on the first floor and features a pleasant, light-filled living area. The large windows provide plenty of natural daylight, while the generous space allows for both a comfortable sitting area and a full-sized dining area.

Adjacent to the living area is the **recently renovated kitchen**, finished in a contemporary style and ready for everyday use.

With **two spacious bedrooms**, the apartment is suitable for a variety of living arrangements. Ideal for a couple looking for a separate home office, a small family, or simply anyone who appreciates some extra space.

The apartment also features a **south-facing terrace**, a pleasant outdoor space where you can enjoy the sunshine.

ENERGY-EFFICIENT WITHOUT MAJOR RENOVATION CONCERNS

One of the apartment's key advantages is its **EPC B rating**. In addition, it features recently installed windows with insect screens, gas central heating and a compliant electrical installation.

This means that many important energy-related and technical aspects of the apartment are already in good order.

PRACTICAL LIVING IN BELSELE

Shops, schools, public transport and major connecting roads are all easily accessible from Belsele. There is no private garage or parking space, but convenient parking is available in the immediate vicinity.

WHY VISIT THIS APARTMENT?

85 m² of living space

2 spacious bedrooms

EPC B

Recently renovated kitchen

Bright living area

South-facing terrace

Recent windows with insect screens

Compliant electrical installation

Gas central heating

First floor

Parking available in front of the building

Asking price: €224,950

Looking for plenty of space, two full-sized bedrooms and good energy performance at an attractive price? This apartment is definitely worth a visit.

Schedule your viewing and discover for yourself just how much living space this apartment has to offer.

FINANCIAL

Price: € 224.950,00

Available: Tbd with the owner

LOCATION

Environment: Popular area, Suburb

School nearby: 500m

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

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

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

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