

Düsseldorf - Wersten

# Friendly apartment in sought-after Wersten location!

Property ID: 26013005



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**PURCHASE PRICE: 275.000 EUR • LIVING SPACE: ca. 66,78 m<sup>2</sup> • ROOMS: 3**

**Property ID: 26013005 - 40591 Düsseldorf - Wersten**

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## At a glance

Property ID	26013005	Purchase Price	275.000 EUR
Living Space	ca. 66,78 m <sup>2</sup>	Type	Maisonette
Floor	3	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Rooms	3	Modernisation / Refurbishment	2022
Bedrooms	2	Condition of property	Well-maintained
Bathrooms	1	Construction method	Solid
Year of construction	1982	Usable Space	ca. 5 m <sup>2</sup>
Type of parking	1 x Underground car park, 25000 EUR (Rent)		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Heavy natural gas	Final Energy Demand	140.00 kWh/m <sup>2</sup> a
Energy certificate valid until	20.02.2029	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	2002

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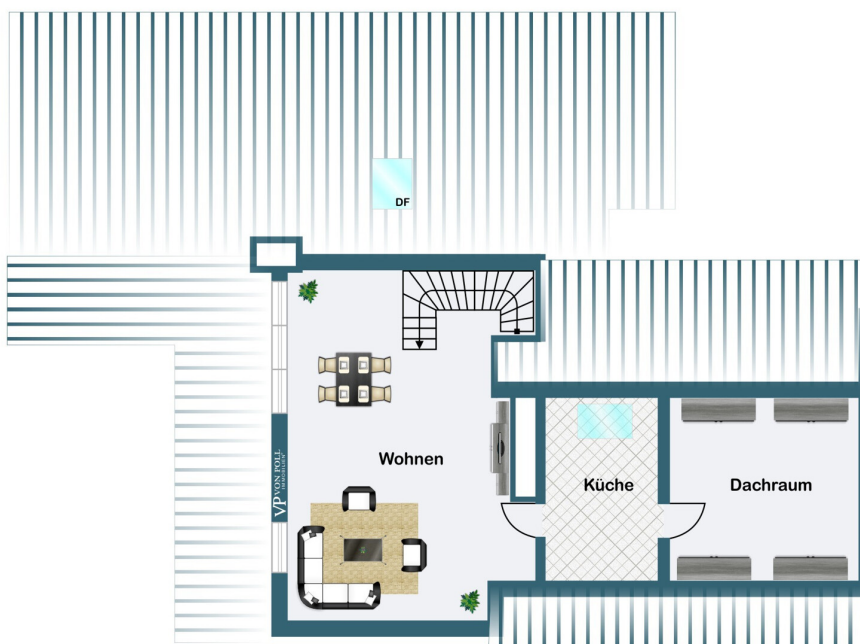
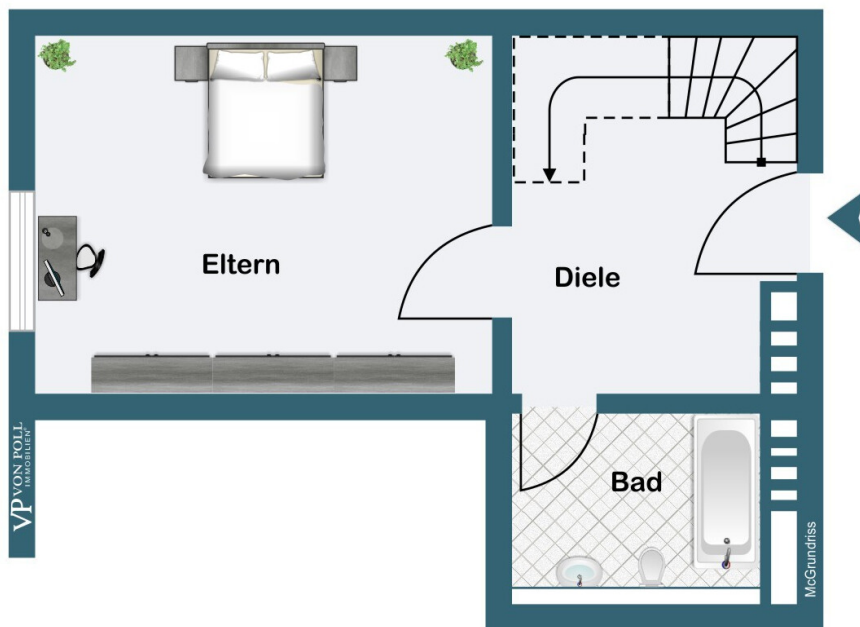
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## **A first impression**

**Light-flooded maisonette with wooden roof and modernized feel-good bathroom**

**This well-kept maisonette apartment offers a total area of approx. 97 m<sup>2</sup> (approx. 66.78 m<sup>2</sup> according to the declaration of division), which extends over the second floor and the top floor, and impresses with its special charm. The property is located in an apartment building completed in 1984 and impresses with its very good condition and regular maintenance measures. A particular highlight is the comprehensively modernized bathroom from 2022, which guarantees contemporary comfort.**

**The friendly, bright atmosphere catches the eye as soon as you enter the apartment: large windows allow plenty of daylight into the rooms and create a pleasant living atmosphere. The maisonette design ensures an exciting layout on two levels and gives the floor plan an individual touch. Cosy sloping ceilings and the characteristic wooden ceilings underline the homely ambience - creating a particularly cosy atmosphere, especially in the upper area.**

**The apartment has a total of three rooms, including two well-designed bedrooms that can be used in a variety of ways - as bedrooms, children's rooms, guest rooms or studies. The centerpiece is the open-plan living and dining area, which is fitted with attractive parquet flooring and offers space for relaxing hours with family or friends.**

**The partially furnished kitchen is equipped with modern kitchen cabinets and makes it easy to move in with flexible design options.**

**The modernized bathroom impresses with a comfortable combination of bathtub and shower, which harmoniously combines functionality and relaxation. High-quality fittings and contemporary tiles underline the neat overall impression.**

**Thanks to the well thought-out room layout, there is plenty of storage space for cupboards and shelves. The split-level layout also creates a pleasant living atmosphere and allows for individual retreats - ideal for couples, small families or discerning singles.**

**The building itself is also in very good condition: a well-kept staircase, clean outdoor facilities and a harmonious community contribute to a positive overall picture. There is also a private garage for your vehicle - a particular advantage, especially in sought-after locations.**

**The attractive location boasts an excellent infrastructure: shopping facilities, schools,**

**doctors and public transport are all within easy reach. At the same time, green and recreational areas are just a few minutes away - perfect for a successful balance between everyday life and leisure.**

**This maisonette apartment combines a well thought-out floor plan, a solid building structure and a modern living ambience. See for yourself during an on-site viewing - we look forward to presenting this property to you in person.**

**We will be happy to provide you with further information. Arrange a viewing appointment today.**

**Take a look at our Instagram page "[vonpoll\\_duesseldorf](#)". There you will find more exciting real estate offers and are always up to date.**

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## **Details of amenities**

**Parquet floor, vinyl floor, tiled floor**

**partly kitchen cabinets**

**Maisonette apartment**

**Modernized bathroom with tub and shower**

**pitched roof / cozy wooden roof**

**bright apartment, large windows**

**well-kept apartment building**

**garage**

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## All about the location

The apartment is quietly located in a side street in the popular Düsseldorf district of Wersten, surrounded by well-kept detached houses and apartment buildings as well as spacious green areas. Shopping facilities, cafés, schools and kindergartens are within easy reach.

Wersten offers a high recreational value: the nearby botanical garden invites you to relax in the greenery, and there are beautiful paths for walking or jogging on the "Werstener Deckel" and along the Brückerbach stream. Heinrich Heine University and the University Hospital are easily accessible by bike - an advantage that also makes the location attractive for investors, as this results in good long-term rental opportunities.

Wersten has excellent transport connections: Buses and 2 subway lines take you quickly to Düsseldorf city center, which can be reached by car in around ten minutes via Münchener Straße. Neuss, Krefeld, Mönchengladbach, Hilden, Cologne and Leverkusen are easily accessible via the nearby highways.

### Kindergartens:

Municipal. Day care center, Reusrather Str. 3, 40591 Düsseldorf

AWO Lummerland, Immigrather Str. 6, 40591 Düsseldorf

Adventureland daycare center, Ernst-Abbe-Weg 50, 40589 Düsseldorf

Integrative Montessori children's home St. Theresia, Dabringhauser Str. 34, 40591 Düsseldorf

Protestant daycare center for children, Leichlinger Str. 68, 40591 Düsseldorf

AWO Cronenburg daycare center, Cronenberger Weg 33, 40591 Düsseldorf

### Elementary school:

Theodor-Heuss-Schule, Lützenkircher Str. 2, 40591 Düsseldorf

Christophorus School, Werstener Friedhofstraße 10, 40591 Düsseldorf

KGS Marien- Schule, Rheindorfer Weg 20, 40591 Düsseldorf

GGG Henri Dunant, Rheindorfer Weg 20, 40591 Düsseldorf

### Secondary schools:

Catholic secondary school, Itterstraße 16, 40589 Düsseldorf

Josef-Beuys comprehensive school, Siegburger Str. 149, 40591 Düsseldorf

Benzenberg municipal secondary school, Siegburger Str. 38, 40591 Düsseldorf

Wim-Wenders-Gymnasium, Schmiedestraße 25, 40227 Düsseldorf

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## Other information

On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone!

Thank you, we look forward to your inquiry or your call!

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**Commission:** If you conclude a purchase contract that is attributable to the activities of VON POLL IMMOBILIEN, you as the buyer must pay the standard local commission to VON POLL IMMOBILIEN GmbH. The commission is due when the purchase contract becomes effective.

**Right of withdrawal:** Your right of withdrawal is regulated in § 355 of the German Civil Code (BGB) and protects you as a consumer from contractual conditions. As a consumer, you have the right, under certain conditions, to withdraw from a contract that has already been concluded within the statutory periods by declaring your withdrawal. **MONEY LAUNDERING:** As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 1, 2 para. 1 no. 10, 4 para. 3 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner before establishing a business relationship. For this purpose, it is necessary for us to record the relevant data of your identity card - for example by means of a copy. The Money Laundering Act (GwG) stipulates that the broker must keep the copies or documents for five years.

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If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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## Contact partner

**For further information, please contact your contact person:**

**Claudia Brakonier & Marius Grumbt**

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*To the Disclaimer of von Poll Immobilien GmbH*

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