

Düsseldorf – Pempelfort

## Two-room apartment with balcony in the heart of Pempelfort

*Property ID: 26013031*



**RENT PRICE: 1.290 EUR • LIVING SPACE: ca. 59 m<sup>2</sup> • ROOMS: 2**

Property ID: 26013031 - 40479 Düsseldorf – Pempelfort

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## At a glance

Property ID	26013031	Rent price	1.290 EUR
Living Space	ca. 59 m <sup>2</sup>	Additional costs	300 EUR
Roof Type	Gabled roof	Condition of property	Needs renovation
Available from	11.02.2026	Construction method	Solid
Floor	1	Equipment	Built-in kitchen, Balcony
Rooms	2		
Bedrooms	1		
Bathrooms	1		
Year of construction	1954		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy consumption certificate
Energy Source	Oil	Final energy consumption	102.10 kWh/m <sup>2</sup> a
Energy certificate valid until	09.09.2018	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	1979

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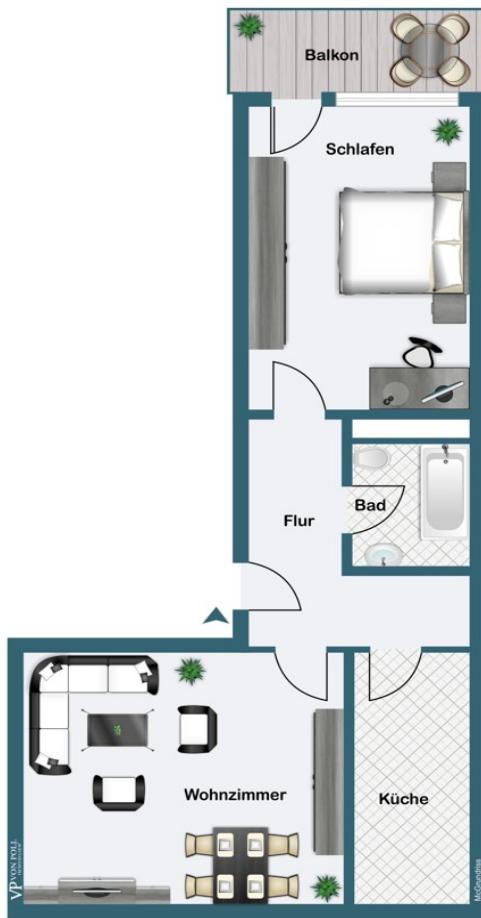
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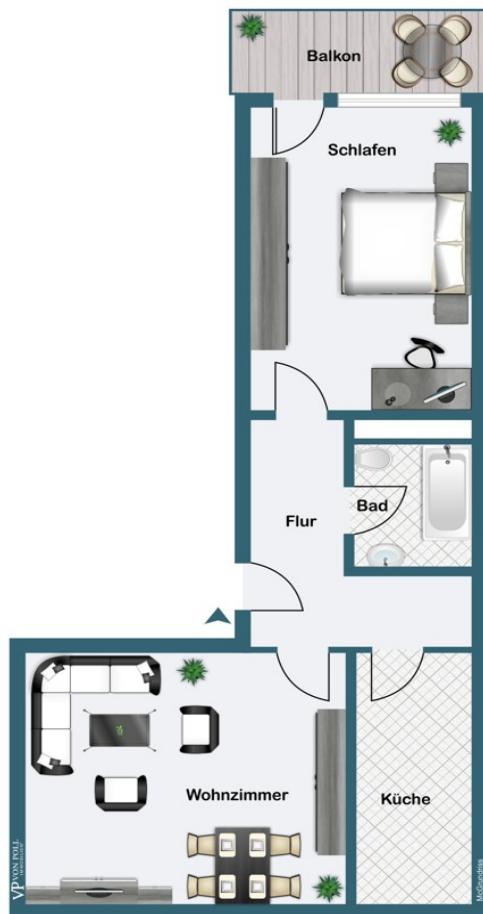
## The property



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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

A special opportunity is offered in the heart of Pempelfort. The apartment for sale is located on the second floor of an 11-apartment building. The spacious living room has a large window front and is located directly next to the kitchen. This is equipped with a kitchenette. In the area in front of the kitchen is a large built-in closet / storage room. The bathroom is located in the middle of the apartment. All rooms can be reached through the hallway. The bedroom is located near the bathroom, is very well cut and has the access to the sunny balcony. This offers the view into the green and quiet garden in the backyard of the house.

A separate cellar compartment in the basement of the apartment building also belongs to the apartment.

The apartment has a beautiful parquet floor in checkerboard pattern and white thermo windows with plastic frames. A gas floor heating is installed in the kitchen. This well-located and optimally cut apartment offers the new acquirer great design possibilities.

Convince yourself of this property and arrange a viewing appointment!

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## Details of amenities

- Kitchenette
- Balcony
- parquet floor
- cellar compartment
- Gas floor heating

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## All about the location

The apartment presented here is located within walking distance of the Hofgarten. Shopping facilities for daily needs as well as banks and doctors can be found on the Nordstraße, which is only a few meters away. The city center around the Königsallee and the old town are also within walking distance.

If you are looking for recreation on the Rhine promenade, jogging there or relaxed watching the passing ships, then this is just a few minutes walk from your apartment. It is only a minute further to the museum and the Tonhalle.

A connection to public transport and the city center is right outside the front door. Those who depend on the car can reach the A 44 and A 52 in a few minutes and can rent 2 parking spaces in a nearby parking garage.

Local recreation:

Rhine bank, Hofgarten, Maurice-Ravel-Park, Rheinpark Golzheim.

Special features:

Museum Kunstpalast, Tonhalle, Rhine embankment promenade, Hofgarten.

Kindergartens:

Sternstrasse day care center, Sternstrasse 35, 40479 Düsseldorf

Maus, Jülicher Str. 13, 40477 Düsseldorf

Municipal. Kindergarten, Düsselthaler Str. 28-30, 40211 Düsseldorf

Daycare center Zaunkönig, Bagelstraße 131, 40479 Düsseldorf

Daycare center - Düsselthaler Straße, Düsselthaler Str. 28-30, 40211 Düsseldorf

Elementary schools:

Matthias Claudius School, Bongardstrasse 9, 40479

St. Rochus School, Gneisenaustraße 60, 40477 Düsseldorf

Lennéstraße Community Elementary School, Lennéstraße 5, 40477 Düsseldorf

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## Other information

Upon request, we will gladly send you a detailed exposé with further information, a floor plan and a site plan or answer your first questions by phone!

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

Brokerage contract: You conclude a commissionable brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation.

Commission: If you conclude a purchase contract which is due to the activity of VON POLL IMMOBILIEN, you as the buyer have to pay the customary commission to VON POLL IMMOBILIEN GmbH. The commission is due with the effectiveness of the purchase contract.

Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code and protects you as a consumer from contractual conditions. You as a consumer have the right, under certain conditions, to withdraw from an already concluded contract within legal deadlines by declaring revocation. MONEY LAUNDRY: As a real estate brokerage company, von Poll Immobilien GmbH is obligated according to § 1, 2 para. 1 No. 10, 4 para. 3 Money Laundering Act (GwG) to determine 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.

### OUR SERVICE FOR YOU AS A PROPERTY OWNER:

If you are planning to sell or rent 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

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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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