

Berlin – Reinickendorf

# Charming raised first floor apartment on a quiet residential street

Property ID: 25045022N



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**PURCHASE PRICE: 385.000 EUR • LIVING SPACE: ca. 92 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	25045022N
Living Space	ca. 92 m²
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1966

Purchase Price	385.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Well-maintained
Construction method	Solid
Equipment	Built-in kitchen, Balcony

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	111.00 kWh/m²a
Energy certificate valid until	09.10.2029	Energy efficiency class	C
Power Source	Oil	Year of construction according to energy certificate	2000



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## The property



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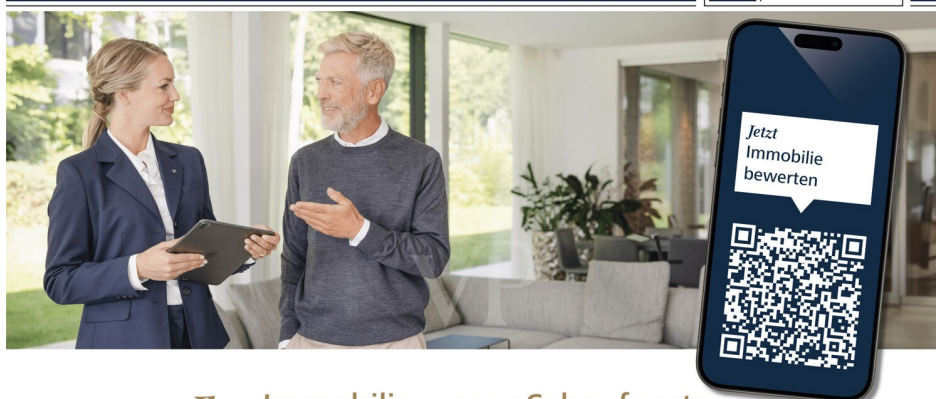


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## The property



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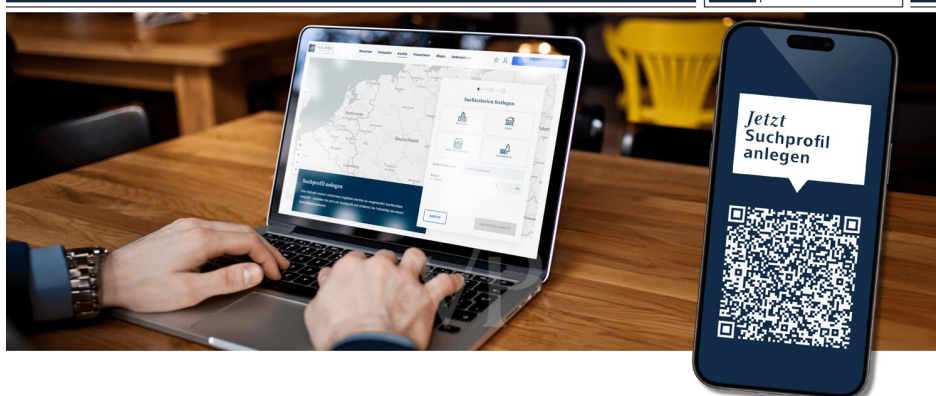
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★★★★★

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**Property ID: 25045022N - 13409 Berlin – Reinickendorf**

## A first impression

This well-kept raised ground floor apartment has a living space of approx. 92 m<sup>2</sup>, spread over a total of three generously proportioned rooms. The apartment building in which the apartment is located has already been completed and is in a good state of maintenance. The entrance to the apartment and the staircase are attractively designed and underline the inviting first impression.

The large hallway, which is accentuated by an artistic mosaic medallion on the floor, leads to all the main rooms of this apartment. The room layout is well thought out and allows for a variety of uses. The spacious living room, equipped with a generous panoramic window, offers direct access to the balcony. Here you can linger in the greenery and enjoy the quiet atmosphere of the residential street without having to forego urban connections. The adjoining dining room offers enough space for a large dining table and is ideal for social gatherings.

The separate fitted kitchen has integrated seating. The built-in cupboards and electrical appliances are functional and offer storage space and convenience for everyday life. The apartment has two pleasantly designed bedrooms, which are suitable as a master bedroom as well as a study or guest room. The spacious layout of the rooms allows for various furnishing options and creates an appealing living atmosphere.

The bathroom is equipped with a shower, bathtub and bidet. Selected materials and well-kept sanitary objects underline the appealing overall impression. An additional storage room within the apartment provides sufficient storage space.

High functionality is also evident outside: a parking space in the courtyard is available as communal property and makes the parking situation considerably easier. Further convenience includes a private cellar compartment, which provides additional storage space. The windows of the apartment are lockable, which contributes to security.

The apartment is heated by central heating, which ensures a pleasant indoor climate. The quality of the furnishings corresponds to the standard and thus offers a solid foundation for individual design wishes.

The location in a quiet residential street combines a relaxed living atmosphere with good infrastructural connections. Shopping facilities, public transport, doctors' surgeries and other day-to-day amenities are in the immediate vicinity.





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This apartment offers you an attractive opportunity to find a new home in a pleasant living environment thanks to its size, successful room layout and well-kept condition. For further information or to arrange a viewing appointment, please do not hesitate to contact us.

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## Details of amenities

- 3 spacious rooms
- Fitted kitchen with seating
- large hallway with artistic mosaic medallion
- storeroom
- large dining room
- spacious living room with panoramic window and access to the balcony
- charming shower/bathroom with bidet
- beautiful bedroom
- lockable windows
- quiet residential street
- 1 parking space in the courtyard as community property
- own cellar compartment

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## All about the location

Reinickendorf is a district in the eponymous borough of Reinickendorf in the north of Berlin.

Reinickendorf is one of the most beautiful districts in Berlin and impresses with its diversity of nature and city life.

Reinickendorf is characterized by its parks, allotment garden colonies and lakes. This is contrasted by industry and commerce - a colorful mix where nothing is missing.

This district has the most inhabitants of the Reinickendorf district.

Stores for daily needs, restaurants and cafés as well as schools and daycare centers are within walking distance.

The S-Bahn line 25 with the station "Schönholz" is just a few minutes' walk away. This provides a perfect connection to the city center and the surrounding area to the north. For connections to the south of Berlin, the S-Bahn line S1 also runs from the "Schönholz" station.

Bus routes 125, 150 and 327 also run in the vicinity of the property.

The A 111 Eichborndamm highway junction is around a quarter of an hour away.



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## Other information

Es liegt ein Energiebedarfsausweis vor.  
Dieser ist gültig bis 9.10.2029.  
Endenergiebedarf beträgt 111.00 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Öl.  
Das Baujahr des Objekts lt. Energieausweis ist 2000.  
Die Energieeffizienzklasse ist C.

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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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*To the Disclaimer of von Poll Immobilien GmbH*

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