

Bamberg

## RESERVED!! Well-maintained and bright apartment in a quiet residential area, Bamberg Gartenstadt

Property ID: 25161084



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PURCHASE PRICE: 359.000 EUR • LIVING SPACE: ca. 83 m<sup>2</sup> • ROOMS: 3

Property ID: 25161084 - 96050 Bamberg

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 25161084                  |
| Living Space         | ca. 83 m <sup>2</sup>     |
| Rooms                | 3                         |
| Bedrooms             | 1                         |
| Bathrooms            | 1                         |
| Year of construction | 1960                      |
| Type of parking      | 2 x Outdoor parking space |

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| Purchase Price                | 359.000 EUR                                                               |
| Commission                    | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Modernisation / Refurbishment | 2022                                                                      |
| Condition of property         | Completely renovated                                                      |
| Construction method           | Solid                                                                     |
| Usable Space                  | ca. 20 m <sup>2</sup>                                                     |
| Equipment                     | Garden / shared use, Built-in kitchen, Balcony                            |

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## Energy Data

|                                |                 |                                                      |                                |
|--------------------------------|-----------------|------------------------------------------------------|--------------------------------|
| Type of heating                | Central heating | Energy Certificate                                   | Energy consumption certificate |
| Energy Source                  | Gas             | Final energy consumption                             | 98.80 kWh/m²a                  |
| Energy certificate valid until | 20.10.2025      | Energy efficiency class                              | B                              |
| Power Source                   | Gas             | Year of construction according to energy certificate | 1960                           |

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## The property



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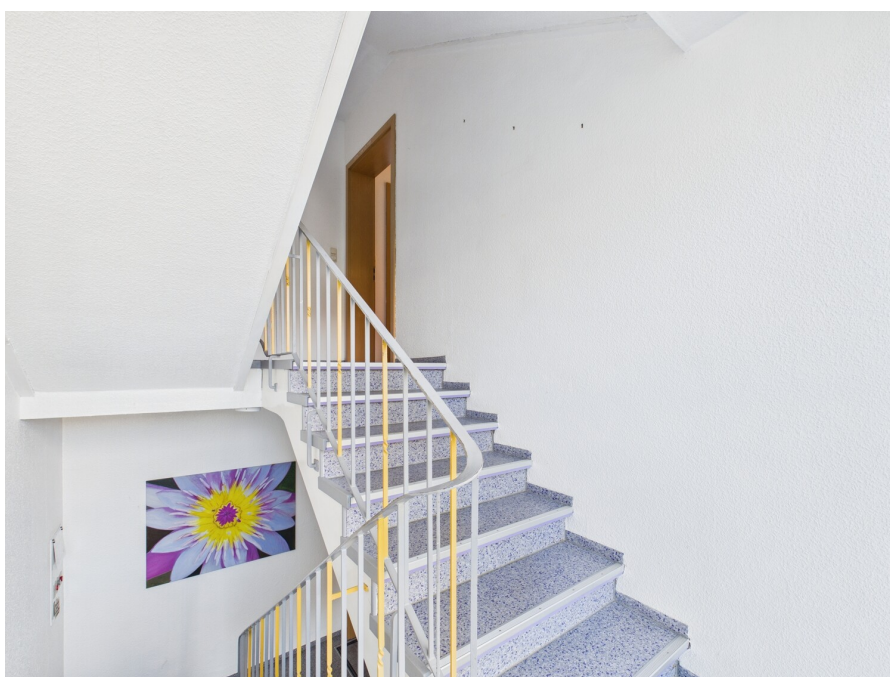
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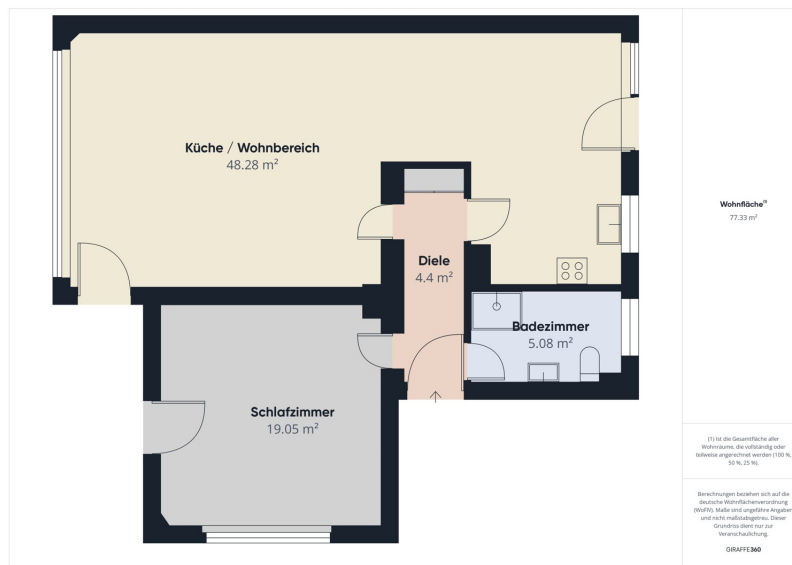
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## Floor plans



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

Welcome to an attractive residential opportunity in a central yet quiet location. This apartment is situated in a three-family house built in 1960 and extensively modernized between 2016 and 2022. With approximately 83 square meters of living space, the unit offers ideal conditions for singles, couples, or small families who appreciate a spacious and open-plan living concept. The apartment comprises three rooms and boasts a clearly structured, open floor plan. The heart of the apartment is the bright, open, and spacious kitchen, dining, and living room area, which allows for a variety of furnishing options and creates a welcoming atmosphere thanks to the large windows. Adjacent to this is a separate, quiet bedroom that offers ample space for a large wardrobe and a double bed. Two balconies complete the upscale living experience. The kitchen is equipped with modern fitted units. For added convenience, the modernized bathroom features a bathtub, shower, sink, and toilet. The high-quality renovation included new wall and floor coverings in all rooms, as well as modern bathroom fixtures. During the most recent modernizations between 2011 and 2022, fundamental measures such as the renewal of the roof, facade, heating system, and all walls and floors were implemented. The apartment has central heating, ensuring a comfortable room temperature even in the winter months. The overall impression is rounded off by a standard yet attractive level of finish. The apartment is in excellent condition, so no further maintenance is expected for the foreseeable future. The apartment building itself is well-maintained and boasts a friendly neighborhood. The apartment includes two private parking spaces and a garden area with a lockable garden shed, perfect for small or large barbecues. The property's location offers easy access to shops, schools, kindergartens, doctors, and cultural facilities. Furthermore, the excellent public transportation connections are ideal for both commuters and leisure travelers. The apartment also offers ample storage space in the basement and a dedicated bicycle room. It is ideally suited for those seeking an exceptionally well-maintained, modernly renovated home. We would be happy to provide you with further information or arrange a viewing. Please don't hesitate to contact us – let us convince you of the qualities and potential of this property.

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## All about the location

Die Gartenstadt liegt im Nord-Osten von Bamberg und ist ein beliebtes Wohngebiet. Umgeben vom Hauptsmoorwald im Osten und der sehr guten Infrastruktur im Westen genießt die Gartenstadt den Charme einer ruhigen und zugleich zentralen Lage. Dieses Objekt befindet sich im Herzen des Wohngebietes in einer verkehrsberuhigten Straße.

Durch eine optimale Stadtbuss-Anbindung wird ein schneller, komfortabler Weg zum Bahnhof, zur Schule, zur Universität oder natürlich in die Innenstadt, garantiert. Alle Ziele sind auch mit dem Fahrrad in kurzer Zeit bequem erreichbar. Auch für Pendler ist die Gartenstadt optimal gelegen. Die Autobahnanschlüsse A70 und A73 sind in nicht mal 10 Minuten mit dem Auto erreichbar.

Die Nahversorgung ist ebenfalls sehr gut, da sich viele Freizeitmöglichkeiten in unmittelbarer Nähe befinden.

Die Gartenstadt ist zum Wohnen perfekt - überzeugen Sie sich gerne selbst davon.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 20.10.2025.

Endenergieverbrauch beträgt 98.80 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1960.

Die Energieeffizienzklasse ist B.

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## Contact partner

For further information, please contact your contact person:

Sophie Grohganzen & Werner Schauer

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*To the Disclaimer of von Poll Immobilien GmbH*

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