

Berlin – Prenzlauer Berg

Close to Schönhauser Allee Arcaden - spacious and quiet 1-room apartment - ready to move in!

Property ID: 25463013-B



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PURCHASE PRICE: 275.000 EUR • LIVING SPACE: ca. 44 m² • ROOMS: 1

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At a glance

Property ID	25463013-B	Purchase Price	275.000 EUR
Living Space	ca. 44 m²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	2		
Rooms	1		
Bedrooms	1	Modernisation / Refurbishment	2014
Bathrooms	1	Condition of property	Well-maintained
Year of construction	1900	Construction method	Solid

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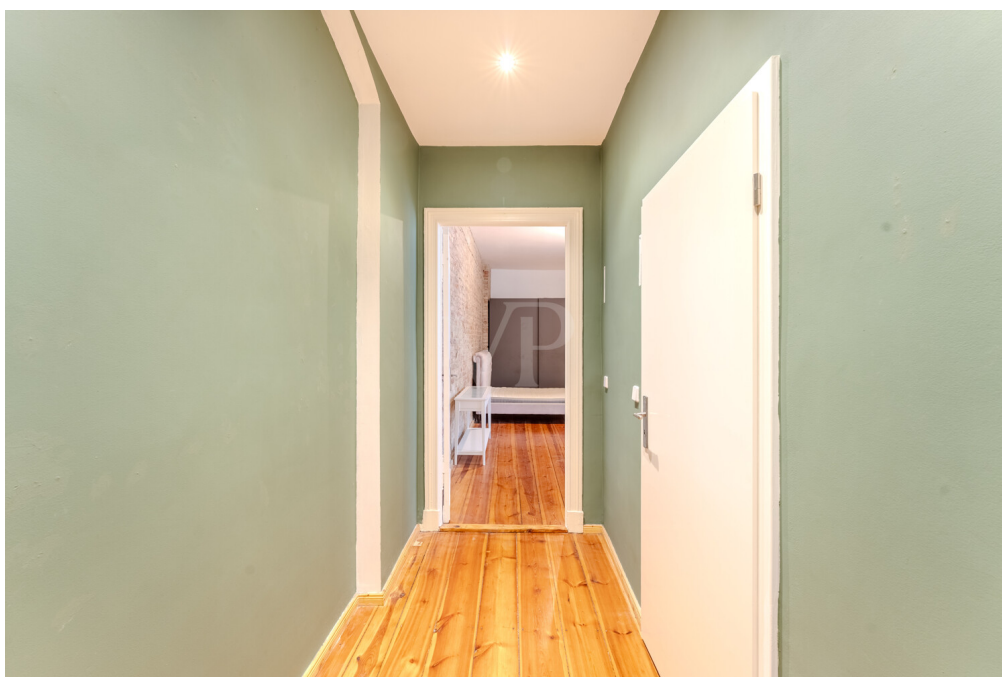
Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	19.07.2028
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	117.50 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1900

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Professionelle Immobilienbewertung
kostenfrei und unverbindlich

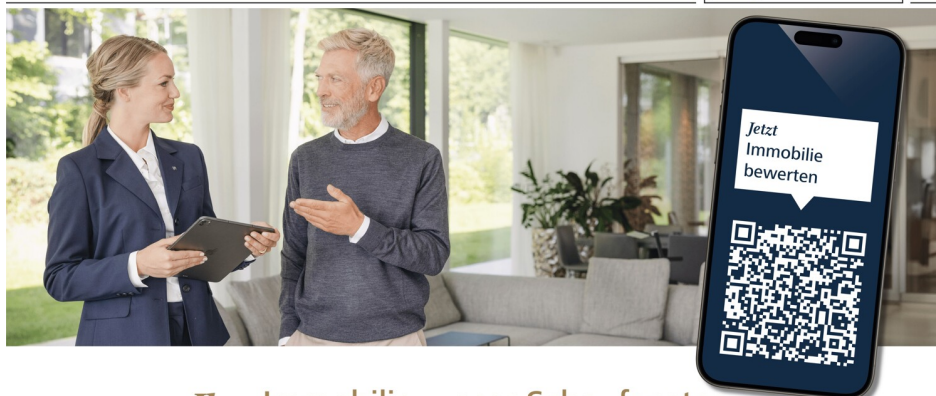
- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

Kundenbewertung **4,9**
★★★★★



Shop Berlin - Prenzlauer Berg | Prenzlauer Allee 52 | 10405 Berlin | T: 030 - 20 14 371 0 | pankow@von-poll.com

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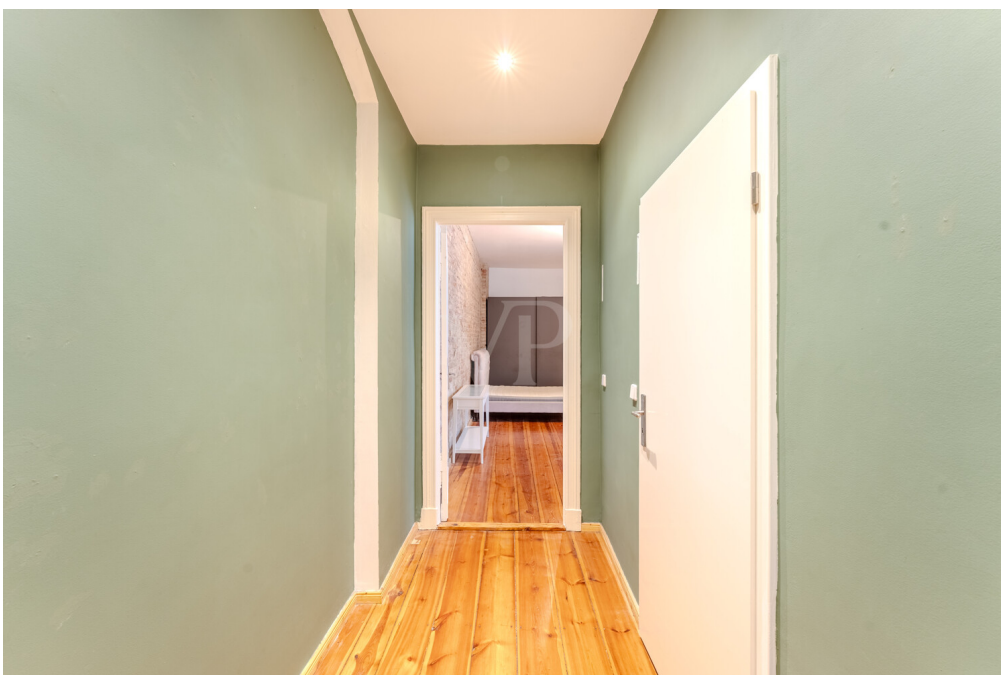
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**Berlin**

Kundenbewertung **4,9**
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A first impression

This quiet approx. 44 m² 1-room apartment in an old building in well-kept condition presents itself as an interesting living opportunity near the Schönhauser Allee Arcaden. It is within walking distance of the S-Bahn & U-Bahn - in the heart of Prenzlauer Berg (milieu protection area).

The property is located on the 2nd floor of the right side wing of an apartment building built around 1900 - a typical old building with a ceiling height of up to approx. 3.20 meters.

The apartment impresses with its spacious room with exposed brick wall and floorboards, which can be individually furnished as a living and sleeping area and offers a warm living atmosphere.

The separate kitchen with kitchenette offers plenty of space for cooking and eating.

The bathroom, which was modernized in 2014, is equipped with a shower.

The double-glazed plastic windows provide plenty of light, and the kitchen and bathroom are tiled with timeless tiles.

Heating is provided by gas central heating, which also ensures the hot water supply.

There is also a cellar compartment and a bicycle storage facility in the inner courtyard.

The house fee is set at EUR 148.00 per month (incl. EUR 7.58 maintenance reserve).

The last modernization of the apartment took place in 2014. The property was completely renovated in 1995/1996, including an attic conversion.

The location of the apartment impresses with its easy accessibility to central amenities and public transport connections such as the U2 underground line and the Ringbahn. Shopping facilities, restaurants and other facilities for daily needs are in the immediate vicinity.

This apartment is particularly suitable for singles or students looking for a well-kept home in an urban environment. Here you benefit from the advantages of a modern, compact apartment with a well thought-out interior design.

Arrange a viewing appointment and see for yourself what this property has to offer. We look forward to your inquiry!

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Details of amenities

- Apartment in the side wing
- Kitchen with kitchenette
- Brick wall - uncovered in 2017
- Ceiling height up to approx. 3.20 m
- Floorboards / tiles
- Double-glazed plastic windows
- Bathroom with shower - modernized 2014
- Gas central heating
- cellar compartment
- Inner courtyard with bicycle parking

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All about the location

The apartment is located in a quiet street near the Schönhauser Allee Arcaden (milieu protection area) in the district of Prenzlauer Berg, one of Berlin's trendy districts. It is characterized by predominantly five-storey old buildings built before 1948. The district borders Friedrichshain-Kreuzberg to the south, Mitte to the southwest, Lichtenberg to the east and Weißensee and Pankow to the northeast.

Public transport is all within walking distance - so Prenzlauer Berg has excellent connections to the local public transport network. Numerous buses, streetcars, S-Bahn and U-Bahn trains run here.

A variety of shopping facilities, daycare centers, schools, doctors, restaurants and bars are located in the immediate vicinity.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 19.7.2028.
Endenergieverbrauch beträgt 117.50 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1900.
Die Energieeffizienzklasse ist D.

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Contact partner

For further information, please contact your contact person:

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