

Bocholt

Bright apartment with beautiful views in a sought-after location

Property ID: 25202012



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PURCHASE PRICE: 119.000 EUR • LIVING SPACE: ca. 54,8 m² • ROOMS: 2

Property ID: 25202012 - 46397 Bocholt

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Other information
- Contact partner

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At a glance

Property ID	25202012
Living Space	ca. 54,8 m ²
Floor	2
Rooms	2
Bathrooms	1
Year of construction	1969
Type of parking	1 x Outdoor parking space

Purchase Price	119.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2001
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 65 m ²
Rentable space	ca. 64 m ²
Equipment	Balcony

Property ID: 25202012 - 46397 Bocholt

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	145.20 kWh/m²a
Energy certificate valid until	16.02.2035	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	1969

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The property



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FÜR SIE IN DEN BESTEN LAGEN



Gern informieren wir
Sie persönlich über weitere
Details zur Immobilie.

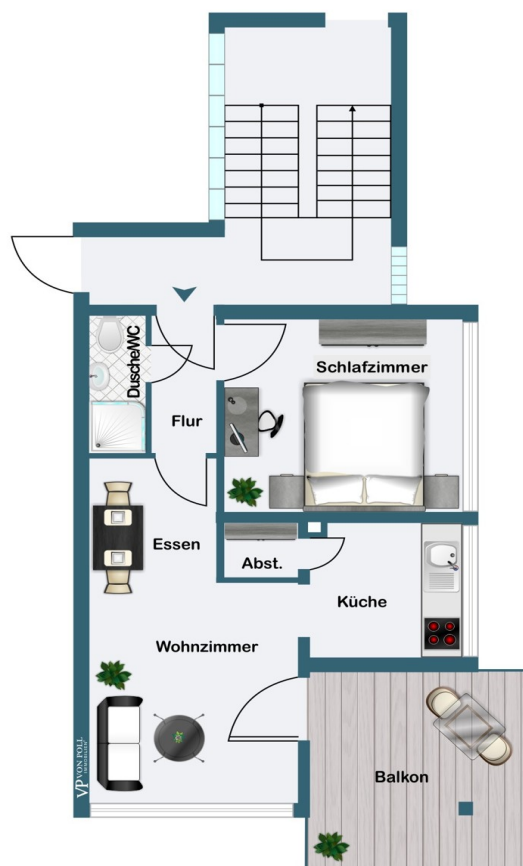
Vereinbaren Sie einen
Besichtigungstermin:

T.: 0800 - 333 33 09

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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

This approximately 55 m² apartment offers a well-designed layout and is ready to welcome its new owners. Built in 1969, the apartment is in need of renovation, with the last modernization having taken place in 2000. Roof and facade renovations are already planned for 2025 to improve the property's standard. The current owner has already paid their share of the costs. You can easily reach your new home on the second floor of a well-maintained apartment building via the bright stairwell. Upon entering the apartment, you first arrive in the hallway, which leads to the various rooms. To the left, you will find the spacious bedroom, which benefits from plenty of natural light thanks to its large windows. The living and dining room is the heart of the apartment and is characterized by a friendly and inviting atmosphere. From here, you have direct access to the kitchen and the balcony, which offers ample space for relaxing outdoors. The balcony has loggia-like features and faces the greenery, offering views of the surrounding gardens and houses. The interior bathroom is functionally designed and includes a shower, sink, and toilet. A ventilation system ensures adequate air circulation. A practical storage room in the kitchen completes the living space. The apartment includes a private parking space, which is included in the purchase price, as well as a cellar storage room in the basement, providing further storage space. A shared bicycle storage room, laundry room, and drying room are available in the basement for communal use. The apartment is currently rented, which could make it an attractive option for investors. The individual heating system ensures comfort and warmth on cold days. The apartment's basic furnishings offer potential for individual design and personalization. If you are interested in this apartment, we would be happy to send you a detailed brochure with photos and arrange a personal viewing appointment. Your contact person will be happy to answer any questions you may have about this property and assist you in making your decision. Please get in touch if you require further information or would like to arrange a viewing. We look forward to hearing from you.

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All about the location

Die Immobilie befindet sich in einer attraktiven Lage, am Rande von Bocholt in der Nähe des Bocholter-Stadtwaldes.

Zur Bocholter Innenstadt sind es nur ca. 8 Minuten mit dem Rad.

In umkreis von ca. 1,5 Kilometer gibt es Bäcker, Lebensmittelgeschäfte, Pizzeria und Schulen.

Apotheken, Banken und alle weiteren Dinge des täglichen Bedarfs sind ebenfalls in wenigen Minuten erreichbar.

Kindergärten und Grundschulen, sind in nur ca. 6 Minuten mit dem Rad zu erreichen. In Bocholt sind die weiterführenden Schulen mit 4 Gymnasien, 2 Realschulen, 2 Hauptschulen und einer Gesamtschule vertreten. Zudem ist Bocholt ein Standort der Westfälischen Hochschule für die Studiengänge Wirtschaft, Elektrotechnik, Maschinenbau und Bionik.

Die Stadt Bocholt an der deutsch-niederländischen Grenze liegt im westlichen Münsterland in Nordrhein-Westfalen. Sie ist mit über 74.000 Einwohnern die größte Stadt des Kreises Borken im Regierungsbezirk Münster.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 16.2.2035.

Endenergiebedarf beträgt 145.20 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1969.

Die Energieeffizienzklasse ist E.

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Contact partner

For further information, please contact your contact person:

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