

Altbau Charm: vacant One-Room Apartment with Balcony

Berlin Reinickendorf, 2. OG for sale

Object ID: LET80



Living area approx.: **36.70 m²** - Zimmer: **1** - Purchase price: **170,000 EUR**



Altbau Charm: vacant One-Room Apartment with Balcony

Object ID	LET80
Property Type	Apartment
Address	(Reinickendorf) 13409 Berlin
Floor	2
Etagen im Haus	4
Living area approx:	36.70 m²
Geschossflächenzahl	1000
Zimmer	1
Schlafzimmer	1
Wohn-Schlafzimmer	1
Bathrooms	1
Balconies	1
Heating type	Single-storey heating system
Primary energy supplier	Gas
Year of construction	1914
Last modernization	2022
Features	Balcony, Built-in kitchen, Cellar
Buyer's commission	3,57% vom Kaufpreis inkl. MwSt vom notariell beurkundeten Kaufpreis, verdient und fällig mit Beurkundung des notariellen Kaufvertrages.
Maintenance fees	144 EUR
Buyprice per m²	4,632.15 EUR
Purchase price	170,000 EUR



Objektbeschreibung

The beautiful studio apartment is located on the second floor of a well-maintained "Altbau". From the small entrance, you enter the bright living area, which offers the main features of Berlin's historical buildings with its high ceilings of 3.10 meters, wooden floorboards, access to a large balcony, and even an original tiled stove.

The spacious kitchen invites you to live and enjoy, providing ample space for your needs.

From here, you can reach the bathroom with a window and a relaxing bathtub.

The apartment is available immediately and ready for occupancy.

The furniture is included in the sales price.

Energy certificate

Energy certificate type	Bedarfsausweis
Date of issue	12.02.2020
Valid until	02-2030
Year of construction	1914
Primary energy source	Gas
Energy demand	211.80 kWh/(m ² ·a)
Energy efficiency class	G





Location

The apartment is located along the picturesque Letteallee, nestled in a green oasis of tranquility between the Schäfersee and the river Panke.

Due to its proximity to the bus stops of lines 125, 150 and 250, you can quickly reach the U-Bahn stations Osloer Str. (U8-U9) or Franz-Neumann-Platz (U8), which provide convenient access to the most significant attractions and hotspots of Berlin.





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