

## FOR SALE - EXCEPTIONAL APARTMENT

Wampenberg 1A B16, 2370 Arendonk

On request

Ref. 3095 AK



  
**CENTURY 21**  
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CENTURY 21



Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1  
Availability: at the contract

Surf. Living: 99m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 206kwh/m<sup>2</sup>/j

## DESCRIPTION

### BEAUTIFUL 2-BEDROOM APARTMENT IN A PRIME LOCATION ON THE EDGE OF CHARMING ARENDONK

Situated on the quiet outskirts of lively and welcoming Arendonk, this stunning two-bedroom apartment occupies the top floor of a well-maintained residence. Whether you take the lift or the stairs, you'll easily reach the third floor, where a spacious and bright hallway welcomes you inside.

Upon entering, the high-quality natural stone flooring immediately catches the eye, continuing seamlessly into the living area. In the entrance hall, you will find a guest toilet and a practical storage/laundry room.

The bright living room delights with its playful character and impressive high ceiling. Adjacent to the living area is the open kitchen—compact yet cleverly designed, offering ample storage, essential built-in appliances, and an elegant natural stone countertop. From the dining area, you can step onto the front terrace, which offers a beautiful panoramic view.

The apartment features two bedrooms, each with its own convenient built-in wardrobe corner—an especially practical detail. Both rooms also open onto the spacious rear terrace, allowing you to enjoy sunshine at various moments throughout the day.

The bathroom is fully equipped with a shower-over-bath combination, double sink, and a designer towel radiator—perfect for drying or warming your towels.

Additional comforts include an underground parking space, accessible via a secure entrance gate, as well as a private storage room—both included in the price. A large parking area in front of the residence provides ample space for visitors, adding to the overall convenience.

**This move-in-ready, exceptionally charming apartment offers comfort, style, and ease—an ideal choice for anyone wishing to live carefree within close reach of the centre of Arendonk.**

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 860,00

## BUILDING

Habitable surface: 99,00 m<sup>2</sup>

Fronts: 2

Construction year: 1996

State: Good state

Floor: 3

Front width: 8,00 m

Orientation facade: North-east

## COMFORT

Furnished: No

Handicap friendly: No

Videophone: Yes

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Orientation terrace 1: South-west

## LAYOUT

Living room: 32,00 m<sup>2</sup>

Kitchen: 8,00 m<sup>2</sup>, US hyper equipped

Bedroom 1: 16,00 m<sup>2</sup>

Bedroom 2: 10,00 m<sup>2</sup>

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 1

Elevator: Yes

## SECURITY

Access control: Yes

## ENERGY

EPC score: 206

EPC code: 20220415-0002583310-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Terrace: 20,00 m²

Laundry: Yes

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
17/11/2025

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: B

P-score: 🏠 D

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings inside: 1