

## FOR SALE - EXCEPTIONAL APARTMENT

Parklaan 55 B12,, 2300 Turnhout

On request

Ref. 5823098



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 174m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 167kwh/m<sup>2</sup>/j

## DESCRIPTION

Centrally located on the outskirts of Turnhout luxury renovated apartment with 3 / 4 bedrooms 2 bathrooms and garage is fully move-in ready.

This very centrally located renovated top class apartment is located 25 minutes from both Eindhoven (NL) and Antwerp and is located on the top floor of "Residentie Torensbos".

Through the stylish entrance hall you take the elevator to the top (3rd) floor of this residence.

Layout;

Spacious entrance hall with guest toilet. The entrance hall is like the entire apartment is equipped with a beautiful oak parquet floor. The double steel doors with glass give access to the spacious living room. This living room enjoys lots of natural light and has connection for a gas fireplace. The south oriented terrace can be reached through the sliding window in the living room. The adjacent kitchen is also fully equipped. Spacious cabinets, double sink, dishwasher, microwave, oven, refrigerator, hood. Here is a low maintenance tiled floor provided.

Off the night hall are 3 spacious bedrooms of which the master bedroom has its own dressing room as well as an ensuite bathroom with double sink, bathtub and private toilet. The other 2 bedrooms share a shower room with a also a double sink. This bathroom has a fine walk-in rain shower. The practical laundry room has connections for both washing and drying machines and enjoys fitted cupboards. The icing on the proverbial cake is the upper floor. This particularly spacious room is reached by the fixed staircase from the entrance hall and is ideally suited as a work / hobby room or even as a 4th bedroom to use.

In the underground common parts is a large garage box with integrated storage space mandatory to purchase. The asking price for this is set at €20,000.

The property is located in a beautiful park where there is a communal garden at the rear, as well as a rear entrance for cars where you enter the property through an automatic gate.

A spacious and solid, recently renovated, perfectly maintained apartment like this is not easy to find. Let yourself be convinced of its assets and contact us soon for an appointment!

+++Trophies+++T

Low common costs

Energy efficient (oa Cv renewed 2019)

Communal garden with rear entrance/exit

Super renovated with high quality materials

Centrally located to downtown as arterial roads

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## FINANCIAL

Price: Info at the office

## LOCATION

Environment: Central, Free sight

VAT applied: No  
Available: At the contract

## BUILDING

Habitable surface: 174,00 m²  
Fronts: 2  
Construction year: 1988  
Renovation: 2014  
State: Renovated  
Floor: 3  
Number of floors: 2

## COMFORT

Furnished: No  
Handicap friendly: Yes  
Videophone: Yes  
Elevator: Yes  
Pool: No

## ENERGY

EPC score: 167  
EPC code: 20231129-0003051530-RES-1  
EPC class: B  
Double glazing: Yes, thermic and acoustic isol.  
Windows: Wood  
Heating type: Gas (centr. heat.)  
Heating: Individual

School nearby: Yes  
Shops nearby: 50m  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Garden: Yes

## LAYOUT

Kitchen: Yes, US hyper equipped  
Bureau: Yes  
Bathroom type: Shower and bath tub  
Toilets: 2  
Laundry: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No - no legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
Summons: No

## PARKING

Garage: 1  
Parkings outside: Yes  
Parkings inside: 1