

## FOR SALE - FLAT

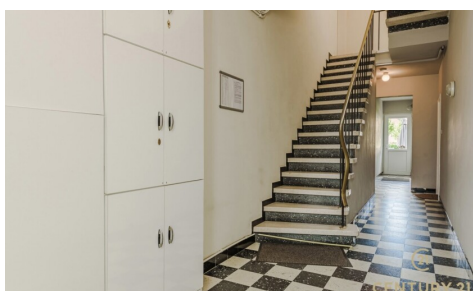
Tijl-en-Nelestraat 30 B5, 2300 Turnhout

€ 180.000

Ref. 6821651



\*\*\* ZATERDAG 07/02 OPEN HUIS (op afspraak)\*\*\*



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

Surf. Living: 89m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 182kwh/m<sup>2</sup>/j

## DESCRIPTION

\*\*\*SATURDAY 07/02 OPEN HOUSE BY APPOINTMENT ONLY\*\*\*

Pleasant second floor apartment with balcony in the center of Turnhout

Located in a quiet street, yet within walking distance of the center of Turnhout, this bright apartment on the second floor is an ideal home for those who appreciate comfort, tranquility and a central location.

Upon entering, you will find a spacious and separate entrance hall providing access to the various rooms. The cozy and bright living room connects to the kitchen, which is equipped with the necessary appliances and connections.

The apartment has two bedrooms: a spacious master bedroom and a second room that is ideal as a guest room, office or nursery.

The bathroom is equipped with a bathtub, toilet and also offers connection for a washing machine - everything you need, conveniently together.

As an added bonus, this apartment has a private balcony as well as access to an enclosed, green communal garden: an oasis of peace in the middle of the city.

Additional assets:

Quiet but central location in Turnhout

Shared enclosed garden

Private balcony with a view of the greenery

Practical storage room included

Ideal for own occupation or as investment

The apartment on the ground floor is also for sale - interesting opportunity for investors!

An apartment with great potential, both for starters, couples and investors.

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## FINANCIAL

Price: € 180.000,00

VAT applied: No

Available: At the contract

Land registry income: € 676,00

## BUILDING

Habitable surface: 89,00 m²

Fronts: 2

Construction year: 1963

Floor: 1

## LOCATION

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Garden: Yes

Orientation terrace 1: West

Front width: 15,00 m  
Orientation facade: East

## COMFORT

Furnished: No  
Handicap friendly: No  
Elevator: No

## ENERGY

EPC score: 182  
EPC code: 20250618-0003627602-RES-1  
EPC class: B  
Windows: Aluminium or pvc  
Electricity certificate: Yes, not conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LAYOUT

Kitchen: Yes, US fully fitted  
Bathroom type: Shower  
Shower rooms: 1  
Toilets: 1

## 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: 17/01/2024  
Intimation: No - no legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score: C  
Summons: No  
Land registry section: C  
Land registry number: 0936RP0003  
Servitude: No

## PARKING

Parkings outside: No  
Parkings inside: No