



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

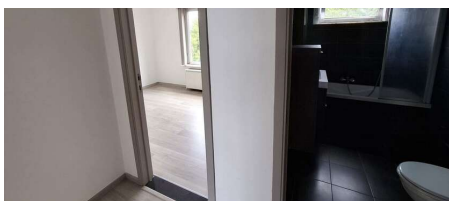
**E-mail:** info@immowillems.be

## For sale - Flat

**€ 295.000**

**Frans Mombaersstraat 81 B2, 3071 Erps-Kwerps**

**Ref. 4698365**



Number of bedrooms: 2

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 86m<sup>2</sup>

PEB/EPB: 385kwh/m<sup>2</sup>/j

## Description

Well-kept and ready to live apartment on the second floor (no elevator). With basement, garage and parking space. The yard is common. Very well kept building. Layout : entrance hall with the toilet on the left and access to the living room on the right. Dining room, kitchen, night hall, storage room, bathroom and 2 bedrooms. There is a balcony at the rear of the building (facing south). Charges : € 50/month. EPC, calculated energy score (kWh/m<sup>2</sup>/year): 385. New heating system (gas) HR. A must see !

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### Financial

Price: € 295.000,00

Available: At the contract

Indexed land registry income: € 1.714,00

### Building

Habitable surface: 86,00 m<sup>2</sup>

Fronts: 4

Renovation: 2010

State: Good state

### Comfort

Elevator: No

### Energy

EPC score: 385 kWh/m<sup>2</sup>/year

EPC class: D

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

### Terrain

Garden: Yes

### Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

### Parking

Garage: Yes