

FOR SALE - FLAT**Scheiddam 11, 9150 Kruibeke****€ 315.000****Ref. 6993077**

Number of bedrooms: 2
Number of bathrooms: 1

Surf. Living: 88m²
Surf. Plot: 88m²
Surf. terrace: 12m²

PEB/EPB: 33kwh/m²/j

DESCRIPTION

Only 1 two-bedroom apartment left!

Looking to live in peace and quiet, right in the heart of the city? These modern, energy-efficient apartments are low-maintenance, comfortable, spacious, and bright.

Layout:

Entrance hall with space for a large coat closet and a spacious storage room.

A cozy dining and living area with a luxurious open kitchen.

The adjacent hallway leads to two double bedrooms, a separate toilet, and a shower room with two sinks, which also has space for a closet.

One parking space must be purchased separately for 14,500 euros.

Option to purchase additional storage space and parking.

The apartment is currently rented out, making it an attractive investment with immediate returns.

Prime location:

- Behind the church in Kruibeke, within walking distance of the park and polders
- 2-minute walk to the supermarket
- 9-minute walk to the local elementary school
- 6-minute drive to the E17

Highlights:

- Large floor-to-ceiling windows providing plenty of natural light
- Adjacent terrace to the living room and bedroom, accessible via a large sliding window.
- Quiet location yet in the heart of the village
- Energy-efficient with high living comfort
- Modern finishes and practical layout
- With solar panels

Common amenities:

- Covered bicycle storage accessible from the outside
- Entry hall with mailboxes and intercom system
- Stairwell with elevator
- Meter room, trash storage
- Parking lot with Blitz Power charging stations
- Fully painted!

beheer@hertsens.eu | 03 250 12 23

For sale directly by owner: Hertsens Vastgoed

Price excludes VAT (6% or 21%) and parking spaces

FINANCIAL

Price: € 315.000,00

VAT applied: Yes

TERRAIN

Ground area: 88,00 m²

Garden: No

BUILDING

Habitable surface: 88,00 m²

Fronts: 2

Construction year: 2025

State: Very good state

Floor: 1

Number of floors: 3

Front width: 9,00 m

COMFORT

Furnished: No

Parlophone: Yes

Videophone: Yes

Elevator: Yes

Pool: No

ENERGY

EPC score: 33

EPC code: 46013-G-

OMV_2022010672/EP16633/A001/D01/SD003

EPC class: A

EPC co2 emission: 35

Double glazing: Yes

Heating type: Hot air pump

Heating: Block heating

LAYOUT

Living room: 33,00 m²

Kitchen: 7,00 m², US fully fitted

Bedroom 1: 14,00 m²

Bedroom 2: 12,00 m²

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Terrace: 12,00 m²

TECHNICS

Electricity: Yes

Sewage: Yes

Water: Yes

PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

PARKING

Parkings outside: 1

Parkings inside: No