

Düsseldorf / Oberkassel – Oberkassel

# Spacious 3 room apartment in sought after location of Düsseldorf - Oberkassel

Property ID: 22027134



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PURCHASE PRICE: 439.000 EUR • LIVING SPACE: ca. 96,57 m<sup>2</sup> • ROOMS: 3

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## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | 22027134                 |
| Living Space         | ca. 96,57 m <sup>2</sup> |
| Floor                | 1                        |
| Rooms                | 3                        |
| Bedrooms             | 2                        |
| Bathrooms            | 2                        |
| Year of construction | 1986                     |

|                       |                                                                                   |
|-----------------------|-----------------------------------------------------------------------------------|
| Purchase Price        | 439.000 EUR                                                                       |
| Commission            | Buyer's commission amounts to 2.975 % (incl. VAT) of the notarized purchase price |
| Condition of property | Well-maintained                                                                   |
| Construction method   | Solid                                                                             |
| Equipment             | Guest WC, Balcony                                                                 |

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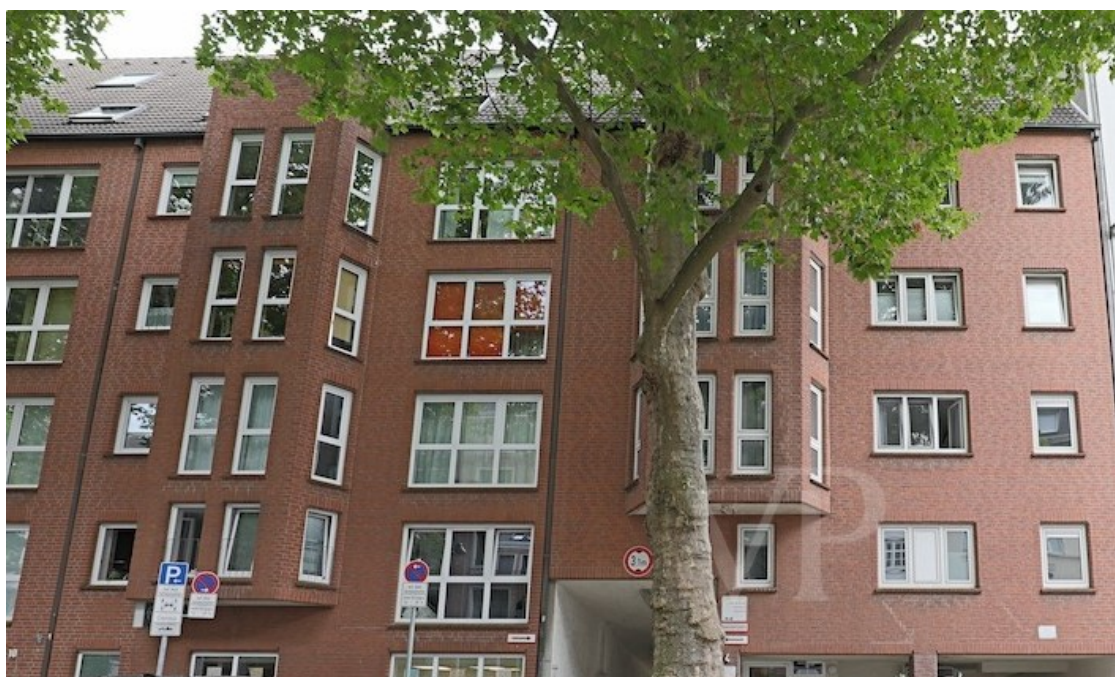
## Energy Data

|                                |                    |
|--------------------------------|--------------------|
| Type of heating                | Underfloor heating |
| Energy Source                  | Light natural gas  |
| Energy certificate valid until | 17.02.2024         |
| Power Source                   | Gas                |

|                                                      |                                |
|------------------------------------------------------|--------------------------------|
| Energy Certificate                                   | Energy consumption certificate |
| Energy efficiency class                              | C                              |
| Year of construction according to energy certificate | 2010                           |

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## A first impression

This 3 room apartment is located on the 1st floor of an 8 party house in Düsseldorf Oberkassel.

The hallway provides access to all rooms within the apartment. To the left you will find the spacious living/dining room which has an exit to the balcony with south-west orientation. The adjoining bedroom offers enough space for a large wardrobe and a bed with dresser. The two inside bathrooms are modern and have a tub with shower and in the guest bathroom an almost floor-to-ceiling shower. The kitchen is adjacent to the guest bathroom and offers enough space for a fully equipped fitted kitchen. A guest/study located next to the guest bathroom completes the well thought out floor plan.

In the basement there is a cellar room assigned to the apartment. The current tenant has two separate leases for the apartment and the parking space.

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## Details of amenities

- currently rented
- Lease agreement & parking space treated separately by contract
- two brightly tiled bathrooms
- laminate floors
- balcony with south-west orientation

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## All about the location

Oberkassel is located where the Rhine bends its knee: across from the old town and only a few subway stops away from the shopping mile Kö.

The traffic connections, also by public transport, are excellent.  
Two Rhine bridges connect Oberkassel with Düsseldorf's city center.

On the Luegallee, which is within walking distance, and around Barbarossa-Platz, you will find numerous shopping opportunities for daily needs, doctors, banks, various schools and a weekly market that takes place twice a week in the heart of Oberkassel.

Thanks to the lively pub scene, top restaurants, wonderful walks along the banks of the Rhine, numerous other entertainment and leisure opportunities and a perfect infrastructure, you can expect a real quality of life here, which makes Oberkassel one of the top locations in the state capital.

Via the A 52 and A 57, you are also excellently connected here to the highway network around Düsseldorf and can reach the neighboring cities of Neuss, Krefeld, Mönchengladbach and Cologne very comfortably.

Kindergartens:

Milchzahnkiste e.V. Kindergarten in Oberkassel Niederkassel Lörick Emanuel-Leutze-Strasse 1B, 40547 Düsseldorf

Zwergenreich Private pre-kindergarten, Cheruskerstrasse 20, 40545 Düsseldorf

Elementary schools:

Friedrich-von-Bodelschwingh School, Cimbernstrasse 24, 40545 Düsseldorf

Don Bosco School, Salierstrasse 37, 40545 Düsseldorf

KGS Niederkassel, Niederkasseler Strasse 36, 40547

Secondary schools:

Comenius High School, Hansaallee 90, 40547 Düsseldorf

Cecilien-Gymnasium, Schorlemer Strasse 99, 40545 Düsseldorf

Carl-Benz secondary school, Lewitstrasse 2, 40547 Düsseldorf

Japanese International School, Niederkasseler Kirchweg 38, 40547 Düsseldorf

Rail lines:

U70, U74, U75, U76, U77

Trunk roads:

B 7, A52, A57

Bus lines:

828, 833, 834, 835, 836, 862, 863, M3, 805

Supermarkets:

REWE Theo-Champion-Straße 1, 40549 Düsseldorf

Wayo Delicatessen and Sushi Bistro Lütticher Str. 17, 40547 Düsseldorf

ALDI SÜD Hansaallee 10-12, 40547 Düsseldorf

Shopping:

Künnemann Boutique Flair, Belsenstraße 1, 40545 Düsseldorf

Hamburg Mode Luegallee 42, 40545 Düsseldorf

Restaurant:

Spaghetti & Stars, Oberkasseler Straße 65, 40545 Düsseldorf

Zille Oberkassel, Lueg- Platz 1, 40545 Düsseldorf

Stappen, Luegallee 50, 40545 Düsseldorf

Muggel, Dominikanerstraße 4, 40545 Düsseldorf

Brasserie Hülsmann Oberkassel, Belsenstraße 1, 40545 Düsseldorf

Hospital:

St. Martinus Hospital, Gladbacher Str. 26, 40219 Düsseldorf

Local recreation:

Rhine promenade, banks of the Rhine

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## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 17.2.2024.

Endenergieverbrauch beträgt kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 2010.

Die Energieeffizienzklasse ist C.

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## Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

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*To the Disclaimer of von Poll Immobilien GmbH*

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