

Berlin - Lichtenberg – Alt-Hohenschönhausen

## Modern 3-room apartment in very well-kept condition with south-facing balcony

Property ID: 24071071B



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**PURCHASE PRICE: 379.000 EUR • LIVING SPACE: ca. 76,04 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	24071071B
Living Space	ca. 76,04 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1994
Type of parking	1 x Outdoor parking space

Purchase Price	379.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2021
Condition of property	Modernised
Construction method	Solid
Equipment	Built-in kitchen, Balcony

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	140.00 kWh/m <sup>2</sup> a
Energy certificate valid until	14.05.2028	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	1994



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## The property





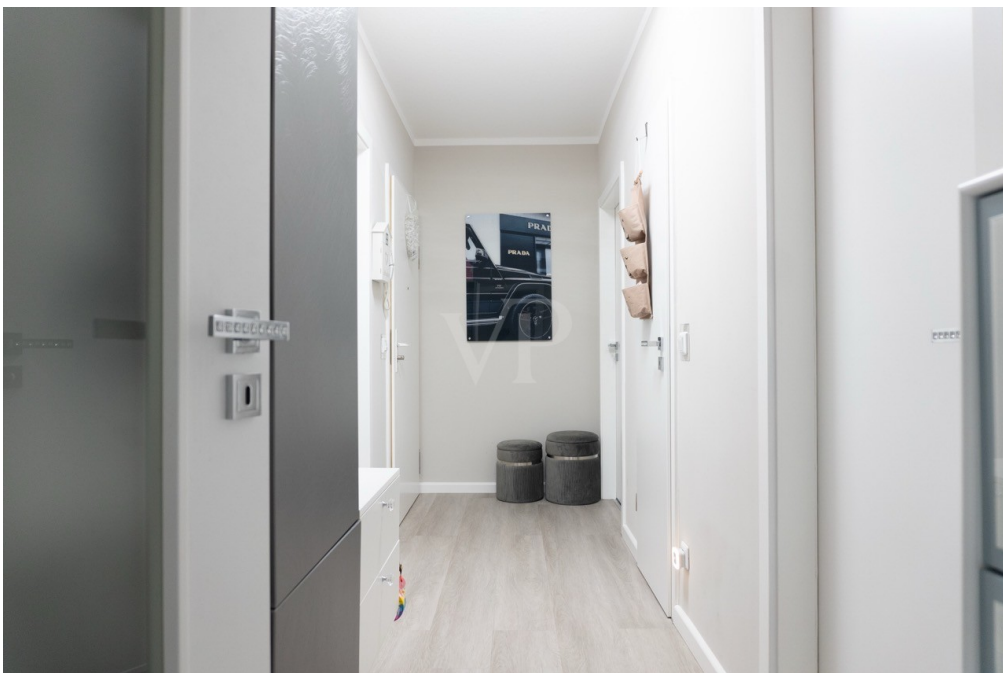
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FÜR SIE IN DEN BETSEN LAGEN



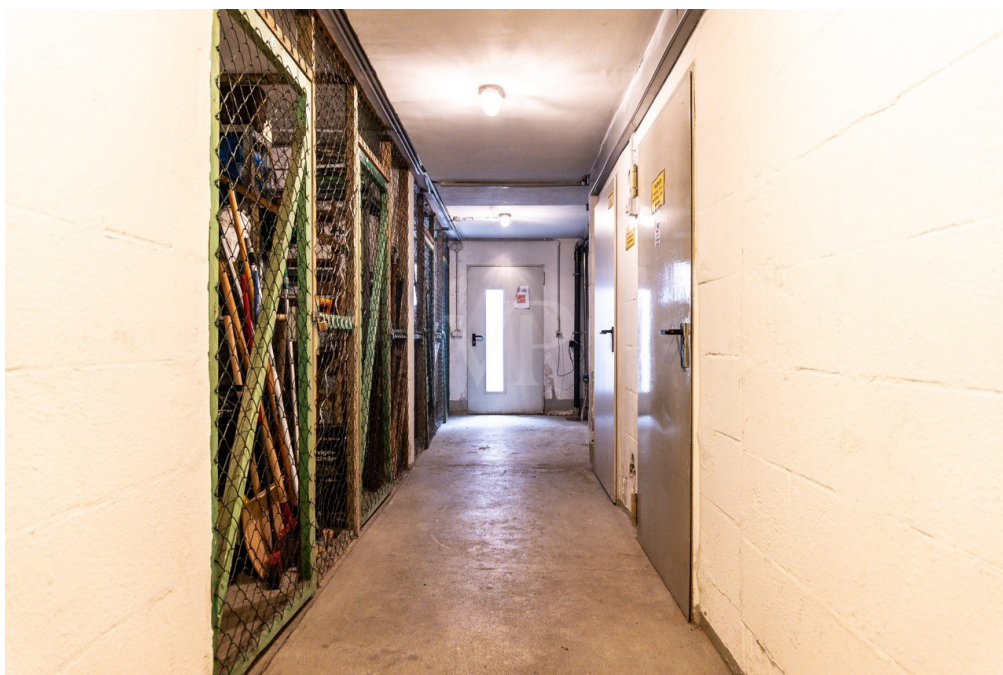
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## The property





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## A first impression

This bright and modern 3-room apartment in a very well-kept Nordic-style residential complex from 1994 extends over a generous 77 m<sup>2</sup>. The apartment is located in a quiet residential area on the 1st floor of a small apartment building. It was completely renovated in 2021, fitted with new flooring including a complete bathroom renovation and the installation of a new kitchen. Upon entering the apartment, you enter a spacious hallway that provides access to all rooms. To the left is the approx. 12 m<sup>2</sup> study/children's room. It offers a friendly atmosphere with plenty of natural light. Next is the stylish bathroom, which was completely renovated in 2021. With radiant, large new tiles, a bathtub and underfloor heating as well as the washing machine located there, this bathroom offers true living comfort. With a size of almost 30 m<sup>2</sup>, the living area, which is flooded with natural light through large windows and offers direct access to the balcony, forms the focal point of your new home. Adjacent to the dining area is the daylight kitchen with a modern fitted kitchen including brand-name appliances, generous work surfaces and plenty of storage space. The kitchen is also equipped with underfloor heating, has an open-plan design and is directly connected to the living room. The bedroom, which can be accessed from the hallway, offers enough space for a large bed and closets. The apartment also has a practical storage room that offers additional storage space. The apartment features a high-quality fitted kitchen with modern appliances, a bathtub/shower in the spacious, tiled bathroom, vinyl and tiled floors throughout the apartment, double-glazed wooden windows and partially renovated plastic double-glazed windows. The balcony offers a relaxing view of the greenery. A free parking space for your vehicle, a cellar compartment for additional storage space, an intercom system and a 1000 Mbit/s internet connection via cable round off the offer.



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## Details of amenities

### Apartment equipment:

- as good as new, high-quality branded fitted kitchen
- Bathroom with bathtub/shower
- Vinyl laminate flooring and tiles
- Double-glazed wooden windows (partly plastic double windows, renovated)
- South-facing balcony
- Intercom system
- 1000 Mbit/s Internet via cable connection

### Additional equipment:

- Free parking space for the car
- own cellar compartment
- additional drying room

### Last major refurbishment (2021):

- Renovation of the floor including footfall sound insulation
- String renovation
- Underfloor heating and new tiles in the kitchen
- Underfloor heating and new tiles in the bathroom
- New tiles and kitchen electrics in the kitchen
- Vinyl laminate laid
- Pleated blinds installed
- High-quality radiator cladding

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## All about the location

The area around Alt-Hohenschönhausen, also known as Gartenstadt, belongs to the district of Lichtenberg. It is located in the north-east of Berlin and is bordered to the north by the districts of Malchow, Wartenberg and Falkenberg and to the west by Weißensee. The extensive green spaces and parks on the Orankesee and Obersee lakes with the traditional lido and the historic villa district there, as well as the extensive "Fauler See" nature reserve covering around 24 hectares, make Alt-Hohenschönhausen an idyllic residential area. Natural forest for walking and jogging. There are various shopping facilities for daily needs in the immediate vicinity. The Lindencenter with its library and the Multiplex cinema center and the Hansa-Center are also within easy reach. The neighborhood-like atmosphere at Storchenhof with restaurants, the post office and Kaufland are all within walking distance. Kindergartens and various schools for all age groups offer families in particular an ideal living environment. The public transport connections are excellent. Streetcar lines M4, M5, M17, 27 and M13 as well as bus lines 256 and N56 take you quickly to the city center or the surrounding districts. The nearest S-Bahn station "Gehrenseestraße" (S5, S75) provides a fast connection to distant parts of the city. Drivers also benefit from good transport links, both to Berlin city center and to the major A114 and A10 freeways. This location combines quiet, green living with an excellent infrastructure and thus offers an ideal environment for families, couples and professionals who appreciate the advantages of the city and the proximity to nature in equal measure.

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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 14.5.2028. Endenergiebedarf beträgt 140.00 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1994. Die Energieeffizienzklasse ist E. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.



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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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