



Vestingstraat 19 101, 2018 Antwerpen

**Phone number:** 0479 50 12 42

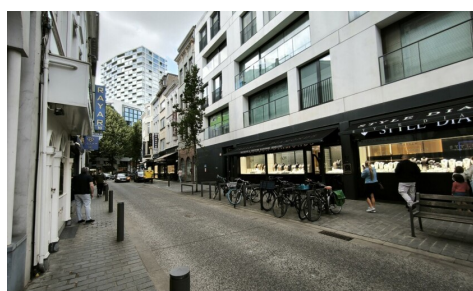
**E-mail:** marianne@immohelsen.be

## For rent - Flat

€ 1.500

Vestingstraat 19 B201, 2018 Antwerp

Ref. 6991777



Number of bedrooms: 2  
Number of bathrooms: 2  
Availability: immediately

Surf. Living: 108m<sup>2</sup>  
Surf. terrace: 12m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 78kwh/m<sup>2</sup>/j

## Description

Centrally located apartment of 108 m<sup>2</sup> with three rooms including one office space. The apartment has a living room on parquet with fitted open kitchen equipped with all appliances. Next to it the laundry room with washing machine, dryer, central heating and ventilation system (A-label). The entrance hall has a vestaire/closet and gives access to a bathroom with bathtub and walk-in shower, double washbasin, and another separate showerroom. Further on, three rooms, one of 12 m<sup>2</sup>, in between a room that can be used as a dressing or a home office and another room of +/- 10 m<sup>2</sup>. All rooms give access to the terrace of 2,5 m width overlooking the courtyard, quiet and enough shade in the summer. Underground enough space to store the bikes and if wanted a parking lot which is very much in demand but still available at 150 euro/month. For an appointment sent sms to +32479501242.

---

## Financial

Price: € 1.500,00 per month

Available: Immediately

Costs: € 150,00/month

Rental guarantee: 3 months

## Building

Habitable surface: 108,00 m<sup>2</sup>

Fronts: 2

Construction year: 2015

State: Very good state

Floor: 2

Main area: 108 m<sup>2</sup>

Front width: 8,20 m

## Comfort

Furnished: No

Videophone: Yes

Elevator: Yes

## Security

Access control: Yes

## Energy

EPC score: 78

EPC code: 3542381

EPC class: A

Double glazing: Thermic and acoustic isol.

Windows: Thermal aluminium

Heating type: Floor heating

Heating: Individual

## Location

Environment: Central, near railway station

School nearby: 500m

Shops nearby: 150m

Public transport nearby: 500m

Highway nearby: 2.500m

Sport center nearby: 150m

## Terrain

Garden: No

Orientation terrace 1: North

## Layout

Living room: 37,00 m<sup>2</sup>

Kitchen: Yes, hyper equipped

Bureau: 9,00 m<sup>2</sup>

Bedroom 1: 12,00 m<sup>2</sup>

Bedroom 2: 9,70 m<sup>2</sup>

Shower rooms: 1

Toilets: 1

Terrace: 12,30 m<sup>2</sup>

Laundry: Yes

## Technics

Electricity: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

## Planning

Flooding area: Not located in flood area

G-score: A

P-score: A

## Parking

Garage: Yes