Düsseldorf – Unterbilk

Charming top-floor flat with balcony

Property ID: 25013011

PURCHASE PRICE: 339.000 EUR • **LIVING SPACE:** ca. 60,95 m² • **ROOMS:** 2

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

At a glance

Property ID	25013011
Living Space	ca. 60,95 m²
Floor	5
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1938
Type of parking	1 x Garage, 90 EUR (Rent)

Purchase Price	339.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarised purchase price
Modernisation / Refurbishment	1992
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 1 m²
Equipment	Built-in kitchen, Balcony

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

Energy Data

Type of heating	Underfloor heating
Energy Source	Gas
Energy certificate valid until	20.12.2027
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	103.60 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	2015

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

The property

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

The property

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

The property

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

The property

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

The property

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

The property

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

The property

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

The property

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

The property

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

A first impression

This well-kept attic flat is located in an apartment block built in 1938. The property was last modernised in 1992, when the attic was extensively converted. With a living space of approx. 61 m² on the fifth floor, this flat offers a functional and well thought-out floor plan. The flat comprises a total of two rooms and its layout is ideal for singles or couples. Large windows let in plenty of natural light and create a friendly living atmosphere. Upon entering the flat, an open-plan hallway leads to the various rooms. The spacious living room is the central area of the flat and invites you to relax and enjoy cosy evenings and offers enough space for a comfortable living area and a dining area. From here, you can access the beautiful, secluded balcony with an ideal south-west orientation. The bedroom offers enough space for a double bed and also has a built-in wardrobe. The open-plan kitchen area with fitted kitchen offers ample space for preparing a meal. The bathroom is equipped with a window and a washing machine connection and is in a well-kept condition. It also offers enough space for bathroom furniture or storage. Underfloor heating ensures an even and comfortable flow of heat throughout the flat, while modernised windows help to reduce energy costs. High-pile carpet has been laid in the living areas. Particularly practical is the additional storage room in the attic as well as a small storage room, which offers you extra storage space to store various items neatly without affecting the living space. The flat is in a well-kept condition and is therefore ready for immediate occupancy. Potential buyers still have the opportunity to personalise the flat with small adjustments and updates. This property is ideal for prospective buyers looking for a cosy home in an established residential environment. The top-floor location ensures plenty of light and a pleasant living atmosphere. Thanks to the excellent infrastructure, all the amenities of daily life are within easy reach, both shops for everyday needs and public transport. To summarise, this top floor flat offers a well-kept and spacious living space that is characterised by its well thought-out room layout and attractive heating system. It is of interest to both owner-occupiers and investors who value a good location and solid construction quality. The location of the flat is particularly attractive as it is situated in an urban environment. Shopping facilities, schools and public transport are all within walking distance. The connection to the city centre is also very good. A garage space can be rented within walking distance, approx. 150 metres away, by arrangement. Please do not hesitate to contact us at any time for viewings or further information. See this property for yourself on site and make an appointment. We look forward to hearing from you.

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

Details of amenities

- Floor-to-ceiling living room windows
- Balcony facing south-west
- bright rooms
- modern fitted kitchen
- Bathroom with bathtub and washing machine connection
- storeroom
- converted attic as additional storage room
- a total of 16 residential units in the house
- Heating via gas
- Rental income possible

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

All about the location

The property is located in a trendy residential area in Düsseldorf's Media Harbour, which is particularly popular with young Düsseldorfers thanks to its special flair with many bars and restaurants and, not least, its immediate location on the Rhine. From here, you can easily reach the Rhine and the harbour as well as shopping facilities for your daily needs on foot in just a few minutes. You will find bus and tram connections directly on Gladbacher Straße, and the nearest S-Bahn stop is about 5 minutes away. If you don't want to do without a car, you also have excellent connections to the Südring or Düsseldorf city centre from here.

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 20.12.2027. Endenergieverbrauch beträgt 103.60 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2015. Die Energieeffizienzklasse ist D. On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone! Thank you, we look forward to your enquiry or your call! Brokerage contract: You conclude a commission-based brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation. Commission: If you conclude a purchase contract that is attributable to the activities of VON POLL IMMOBILIEN, you as the buyer must pay the standard local commission to VON POLL IMMOBILIEN GmbH. The commission is due when the purchase contract becomes effective. Right of cancellation: Your right of cancellation is regulated in Section 355 of the German Civil Code (BGB) and protects you as a consumer from contractual conditions. As a consumer, you have the right, under certain conditions, to withdraw from a contract that has already been concluded within the statutory periods by declaring your cancellation. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 1, 2 para. 1 no. 10, 4 para. 3 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner before establishing a business relationship. For this purpose, it is necessary for us to record the relevant data of your identity card - for example by means of a copy. The Money Laundering Act (GwG) stipulates that the estate agent must keep the copies or documents for five years. 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 property 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.

Property ID: 25013011 - 40219 Düsseldorf – Unterbilk

Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

Kaiserstraße 50 Düsseldorf
E-Mail: Duesseldorf@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com