

Nürnberg – Schoppershof

3-Zimmer-Eigentumswohnung in Nürnberg-Schoppershof

Property ID: 24269022

RESERVIERT



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PURCHASE PRICE: 215.000 EUR • LIVING SPACE: ca. 72 m² • ROOMS: 3

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At a glance

Property ID	24269022
Living Space	ca. 72 m ²
Floor	3
Rooms	3
Bathrooms	1
Year of construction	1953

Purchase Price	215.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Equipment	Built-in kitchen, Balcony

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Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy consumption certificate
Energy Source	ELECTRICITY	Final energy consumption	143.10 kWh/m²a
Energy certificate valid until	01.08.2028	Energy efficiency class	E
Power Source	Electric	Year of construction according to energy certificate	1953

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The property



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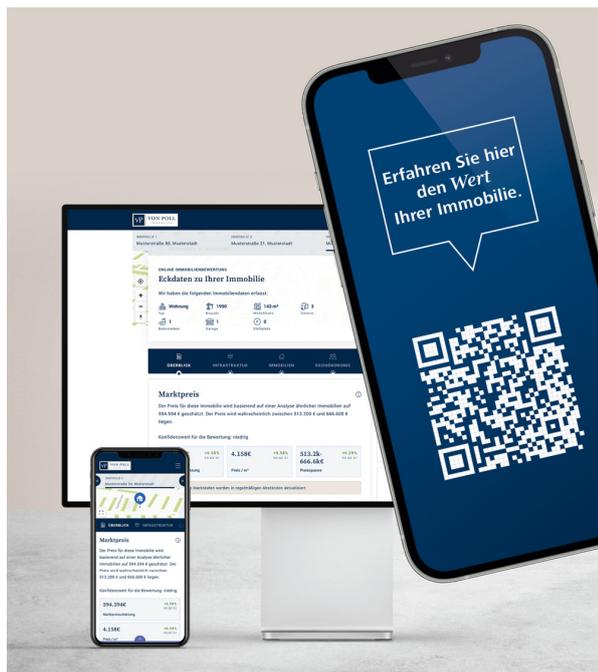


Finanzierung
berechnen



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The property



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Floor plans



Exposéplan, nicht maßstäblich

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Click here for the 360° tour: <https://tour.ogulo.com/mzsG> This bright condominium on the 3rd floor of a 4-storey 10-family house, with its approx. 72 m² of living space, offers enough space for a couple or small family, spread over well-designed 3 rooms. The floor plan, typical for the year of construction, creates practical living. The hallway with checkroom in the entrance area leads to all the living rooms. The living room and bedroom are located on the south side of the apartment. The kitchen with fitted kitchen and pantry, a small balcony and the dining room/children's room are on the north side. The hallway and bathroom are located in the middle part of the apartment. The bathroom has a bathtub, WC and washbasin. Storage space is available in the basement with window and in the attic. In addition, there is a bicycle room for communal use with an outside cellar staircase accessible from the inner courtyard, as well as a laundry drying area in the attic. The large inner courtyard at the rear of the house can also be used. The communal property is very well maintained. The roof and insulation were renewed in 2006, along with the downpipes and the facade paintwork. You can park your own car in the street. The entire property is managed by a professional property management company. A janitor service provides valuable day-to-day maintenance services for the house and outside areas. The monthly house fee of € 153.00 includes all running costs, property management and maintenance reserve. In addition, there is electricity for heating and hot water. The pro rata reserve for the apartment amounts to € 3,214.86 on 31.12.2022. There is currently no repair backlog and the reserve has already been paid into for another 1.5 years. The apartment is currently unoccupied and therefore available for immediate occupancy. See for yourself at a personal viewing appointment! For further details and more detailed information, please use the contact form on the online portal (please be sure to include your telephone number) or contact us by telephone.

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Details of amenities

- * Practical floor plan
- * Plastic windows with double glazing as good as new
- * As good as new apartment entrance door
- * Night storage heating - hot water boiler - gas connection for the installation of a gas floor heating is available
- * Cable TV
- * PVC in the kitchen, bathroom tiled, otherwise wooden floorboards in bedroom and dining/children's room and parquet flooring in the living room
- * Bathroom with washbasin, bathtub and WC
- * Kitchen with fitted kitchen and washing machine
- * Balcony in the inner courtyard area
- * Cellar compartment
- * Attic share

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All about the location

The Schoppershof district is located on Äußere Bayreuther Straße (B 2), south of Nordostbahnhof. Today, the Nordostbahnhof district also belongs to the statistical district 81 Schoppershof. Erlenstegen lies to the east, Marienberg and the airport to the northwest and Ziegelstein to the north. The location of this apartment leaves nothing to be desired! The sought-after district "Schoppershof" combines central living with an excellent infrastructure and is perfect for small families. Tranquillity due to its set-back location from Äußere-Bayreuther Str., lots of greenery thanks to the nearby city park or Nuremberg's old town. A variety of shopping facilities for daily needs, schools (elementary school, grammar school), bus and subway station - all this is within easy walking distance, so that you can often do without a car. The highway connection, airport and Erlangen can be reached by car in a short time. The Nordostbad swimming pool and the Mercado shopping center are also just a few minutes' walk away.

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Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 1.8.2028. Endenergieverbrauch beträgt 143.10 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Strom. Das Baujahr des Objekts lt. Energieausweis ist 1953. 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 Section 11 (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:

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