

Erlangen

## 2,5-Zimmer-Wohnung in sehr bevorzugter grüner und ruhiger Wohnlage von Erlangen

Property ID: 25269007

360°-Rundgang



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**PURCHASE PRICE: 315.000 EUR • LIVING SPACE: ca. 60 m<sup>2</sup> • ROOMS: 2.5**

Property ID: 25269007 - 91054 Erlangen

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## At a glance

Property ID	25269007	Purchase Price	315.000 EUR
Living Space	ca. 60 m <sup>2</sup>	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Gabled roof	Condition of property	Well-maintained
Rooms	2.5	Construction method	Solid
Bathrooms	1	Equipment	Built-in kitchen, Balcony
Year of construction	1986		
Type of parking	1 x Garage		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	184.00 kWh/m <sup>2</sup> a
Energy certificate valid until	14.07.2024	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	1986

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## The property



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## The property



FÜR SIE IN DEN BESTEN LAGEN



### IHRE IMMOBILIENSPEZIALISTEN

Gern informieren wir Sie persönlich über weitere Details zur Immobilie.  
Vereinbaren Sie einen Besichtigungstermin mit uns:

**T.: 09187 - 92 83 01 0**

Wir freuen uns, von Ihnen zu hören.

Shop Nürnberger Land | Bahnhofstraße 2 | 90518 Altdorf | [nuernberger-land@von-poll.com](mailto:nuernberger-land@von-poll.com)

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## The property



# Immobilie gefunden, *Finanzierung* gelöst.

Jetzt persönliches Kaufbudget berechnen und die passende Finanzierungslösung ermitteln.

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Finanzierung  
berechnen

## Immobilienbewertung – *exklusiv* und professionell.

- Was ist Ihre Immobilie wert?
- Wie entwickelt sich der Wert Ihrer Immobilie in Zukunft?
- Wie wirkt sich eine Modernisierung auf den Wert ihrer Immobilie aus?

Ihre persönliche und exklusive Immobilienanalyse erhalten Sie nach nur wenigen Klicks.

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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

This light-flooded, well cut 2.5 room apartment allows all kinds of development possibilities on approx. 56 m<sup>2</sup>. A spacious hallway offers enough space to welcome guests and to integrate wardrobe furniture. In the bedroom you will be kissed by the sun in the morning. The openly designed light-flooded living-dining area is oriented to the west. The kitchen is accessed from the dining area and the hallway. The apartment has a friendly beige daylight bathroom with intact original sanitary equipment. On the cozy west-facing balcony with a view of the greenery, you can relax and enjoy the peace and quiet at the end of work and on weekends. The entire residential complex with a total of 36 residential units and underground parking is very well maintained. Only 6 residential units have access to the staircase of this apartment, through which you can reach the underground garage, laundry room and your basement compartment without getting your feet wet. The well-maintained garden has beautiful trees and shrubs as well as lawns. It is common property and is open to the residents for use. Once a year, the residents get together for a cozy get-together or a joint barbecue in the garden. The apartment is vacant and therefore immediately available for occupancy. The entire property is managed by a professional property management company. In everyday matters, a janitor service provides valuable services in the maintenance of the grounds and gardening, as well as house cleaning and winter service. In the monthly house money of at present 300.00 € all running costs, house administration including maintenance reserve are contained. Convince yourself at a personal viewing appointment!

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## Details of amenities

- Wooden insulated glass windows with external blinds and partly internal blinds
- Gas central heating from 2010
- New laminate floors in maple optics in the living-dining area and bedroom
- Hallway, kitchen and bathroom with tiled floors
- Original bathroom with sink, tub, toilet and window
- Older but functional fitted kitchen available
- Well maintained staircase
- Vorrath property management
- underground parking space - no double parking
- Cellar room with window
- Laundry room in the basement

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## All about the location

The apartment is located in a very desirable, central and at the same time green and traffic-calmed side street near the Schwabachgrund. In the surrounding area (adjacent to Schillerstr.) there are bourgeois town villas and historic clinker brick buildings as well as spacious single-family houses and modern villas on generous plots. Along the Schwabach river there are excellent opportunities for walking, jogging, walking and cycling. Many recreational opportunities can also be found in various sports facilities in the immediate vicinity. The city center can be reached on foot in just a few minutes. The university, the university hospitals and company locations, such as Siemens AG, are in the nearby neighborhood and can be reached on foot in a maximum of 5 to 10 minutes. Schools, kindergartens, doctors, shopping facilities and gastronomy are within walking distance. The city center offers the infrastructure of a modern cityscape. The university city of Erlangen emerged in 1398 from the village on the Erlen-Anger at the confluence of the Schwabach and Regnitz rivers. Today, the Huguenot city is the second largest city in the Nuremberg metropolitan region with a population of about 105,000 and has the very good infrastructure of a modern metropolis. Well-known companies of global importance and numerous students characterize the youthful and dynamic impression conveyed by the historic city. All facilities for daily needs can be reached on foot. In addition, Erlangen has an excellent bicycle and bus route network to the Erlangen main train station and to other parts of the city. Erlangen is excellently connected to the Nuremberg metropolitan region via the A73 freeway junction "Erlangen Nord". In just a few minutes you can be on the A3 freeway in the direction of Frankfurt and Nuremberg. Alternatively, the neighboring city of Nuremberg can be reached in about 25 minutes via the B4. Nuremberg airport is only about 20 minutes away.

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## Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 14.7.2024. Endenergieverbrauch beträgt 184.00 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1986. Die Energieeffizienzklasse ist E. MONEY LAUNDRY: As a real estate brokerage company, von Poll Immobilien GmbH is obligated according to § 2 para. 1 No. 14 and § 11 para. 1, 2 Money Laundering Act (GwG) to determine and verify the identity of the contracting party when a business relationship is established, 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. If you are 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 point out that the property information, documents, plans, etc. passed on by us originate from the seller or landlord. We therefore do not assume any liability for the correctness or completeness of the information. It is therefore incumbent on our customers to check the property information and details contained therein for accuracy. All real estate offers are subject to change without notice and subject to errors, prior sale and lease or other intermediate realization. OUR SERVICE FOR YOU AS AN OWNER: If you are planning to sell or rent 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 together sellers or landlords and interested parties in the best possible way.



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## Contact partner

For further information, please contact your contact person:

Matthias Bräunlein

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*To Disclaimer of von Poll Immobilien GmbH*

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