

Berlin – Friedrichshain

# Newly renovated 3-room apartment with elevator, two balconies and underground parking near Weberwiese - ready to move in!

???????? ??????????: 24071018A



[www.von-poll.com](http://www.von-poll.com)

???? ??????: 749.000 EUR • ??????????: ca. 97 m<sup>2</sup> • ??????: 3

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This well-kept 3-room apartment is located on the 4th floor in a building built in 1917, which is in very good condition and was extensively renovated and modernized in 2020. You can reach your apartment by elevator - the living space of approx. 97 m<sup>2</sup> offers enough space for your small family or you as a couple. The living and dining area with open-plan kitchen, the bedroom and the study give the apartment its charm. The bathroom with bathtub and the utility room round off your living comfort. The room height is approx. 2.70 m. The apartment also has two balconies - where you can enjoy the sun outdoors on warm days. The upscale furnishings are the highlight - the fitted kitchen from Häcker, the parquet flooring and the double-glazed wooden or plastic windows from 2020 contribute to a pleasant living ambience. There is an underground parking space for your car as well as a cellar for storage purposes and a shared bicycle room. The house fee is set at EUR 386.00 per month (incl. EUR 31.96 maintenance reserve). Reserves are available. This property is ideal for you if you are looking for a well-kept apartment with modern amenities and appreciate the advantages of a central location. Interested parties have the opportunity to acquire a cozy home in a historic building with modern comforts.

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- Elevator
- Fitted kitchen from Häcker (2020)
- Parquet flooring (2020)
- Double-glazed wooden or plastic windows (2020)
- Bathroom with bathtub (2020)
- Two balconies
- Underground parking space
- cellar
- Shared bicycle room



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Friedrichshain, probably the most popular district in East Berlin, exudes an alternative and unconventional charm. It has a good infrastructure and direct connections to Berlin city center as well as to the surrounding districts and the Berlin suburbs. The U5 subway line with its "Weberwiese" subway station approx. 300m away and the Ostbahnhof (approx. 750m away) offer good local and long-distance transport connections. Attractive shopping facilities can be found in the neighborhood. Daycare centers, schools, cinemas and theaters as well as the well-known Boxhagener Platz are also within walking distance. In the Friedrichshain district, there are numerous cafés, individual stores and almost all options for meeting daily needs. With numerous green spaces, trees, shrubs and benches as well as the rose garden in Karl-Marx-Allee, the surrounding area offers beautiful opportunities for walking and relaxing.

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Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 20.6.2032. Endenergieverbrauch beträgt 135.70 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist KWK fossil. Das Baujahr des Objekts lt. Energieausweis ist 1917. 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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Ulf Sobeck

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*To Disclaimer of von Poll Immobilien GmbH*

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