

Amsterdam

# Prinsengracht 487 C

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???? ??????: 1.150.000 EUR • ??????????: ca. 95 m<sup>2</sup> • ??????????: 2

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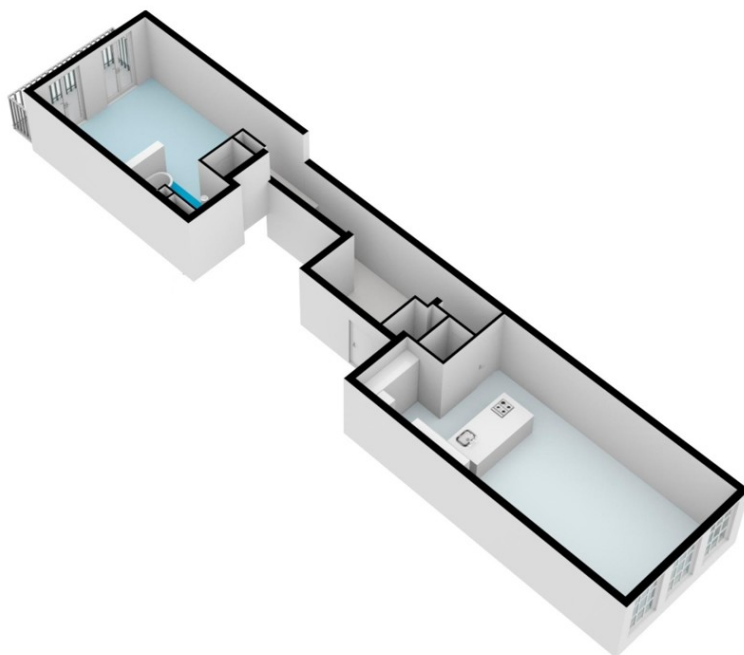
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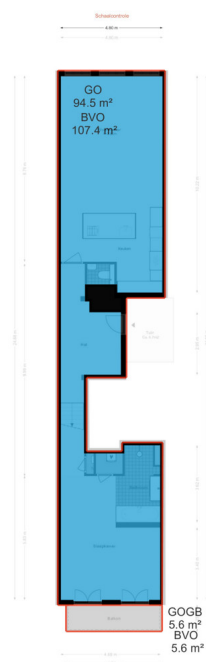
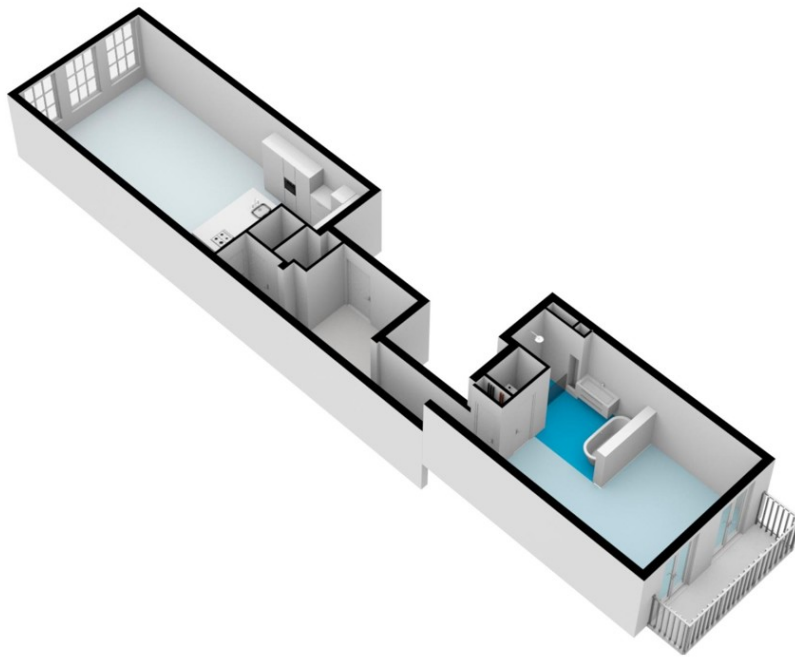
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Truly beautifully renovated apartment, located on Freehold land - on the Prinsengracht near the 9 streets - in a well-maintained small-scale complex with elevator! The apartment is on the first floor, 95m2 and completely renovated in 2019. It has a contemporary and very luxurious finish and includes a spacious living room with 3 windows on the canal side, a luxurious open kitchen with all thinkable built-in appliances and a beautiful master bedroom with semi-open en-suite bathroom. The apartment is fully equipped with underfloor heating, has various custom-made (built-in) cupboards, a separate storage room on the ground floor and a balcony of 6m2 with a beautiful view over a roof garden at the rear. The house is offered furnished and the upholstery / furniture is included in the asking price. LAYOUT Neat communal entrance on the ground floor and with the stairs or elevator to the first floor. Through a courtyard to the front door of the apartment. Entrance, spacious hall with fitted wardrobes and guest toilet, at the front the living room with beautiful canal view, 2.80m high ceilings with recessed spotlights, custom wall cupboard(s) and luxurious open kitchen. The kitchen with cooking island is equipped with an induction hob with extractor, dishwasher, American refrigerator with built-in computer, wine climate cabinet, (steam) oven, combi microwave, Quooker mixer tap and ample storage options. Through the hall and a few steps to the impressive master bedroom with en-suite bathroom. The bathroom has a freestanding bath, walk-in shower with infrared 'sun shower', washbasin with furniture and various integrated storage compartments. In the bedroom are several custom-made (clothing) closets, in addition, the bedroom gives access to the balcony of 6m2 facing East and to the laundry / boiler room. On the ground floor is an accessible private storage room of 6m2 with electricity. Practical for charging an electric bicycle or storing items.

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LOCATION The location is beautiful! In the heart of the 9 streets between the Runstraat and the Berenstraat, with a view over the Prinsengracht! Everything is within walking distance; from cozy boutiques, excellent cheese shop, organic butcher, cozy bars, cafes and wonderful restaurants to a very well-equipped Albert Heijn, Ekoplaza and the Boerenmarkt on the Noordermarkt on Saturdays. Museums, theaters, cinemas and pop temples such as Paradiso and the Milky Way, it is only a 5-minute walk / bike ride. The accessibility is also very good. Various tram and bus lines run from Westermarkt or Marnixstraat. But the apartment is also easily accessible by car. You can drive to the A10 ring road within 10 minutes. There is ample public parking; paid or licensed.

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PARTICULARITIES - Built in 1905 - Living area 95 m2 - NEN2580 certificate available - Own ground - Completely renovated in 2019 - ASKING PRICE INCLUDING UPHOLSTERY and FURNITURE - Balcony of 6m2 at the rear, facing East - Practical storage room (with electricity) of 6m2 on the ground floor - Fitted cupboards throughout the apartment - Floor heating - Partially double glass - Energy label A - Healthy and active VvE with 9 members, professionally managed by Rappange - Service costs are €268 per month - Delivery in consultation This information has been compiled by us with the necessary care. On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Buyer has his own duty to investigate all matters that are important to him or her. The estate agent is an advisor to the seller regarding this property. We advise you to hire an expert (NVM) broker who will guide you through the purchasing process. If you have specific wishes regarding the house, we advise you to make this known to your purchasing broker in good time and to have them investigated independently. If you do not engage an expert representative, you consider yourself to be expert enough by law to be able to oversee all matters of interest. The NVM conditions apply.



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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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