

## Ground floor apartment to be renovated with garage (+€35,000) in Wilrijk

**€ 175.000**

Sporthalplein 147, 2610 Antwerpen

1 50 m<sup>2</sup>



To be renovated ground floor apartment with garage (+35,000) in the heart of Wilrijk

Are you looking for a charming ground floor apartment with potential, located in the vibrant center of Wilrijk? Look no further! This apartment is ideal for those who love a central location with all amenities within walking distance, such as shops, schools, and local businesses. Additionally, it is just a five-minute drive from the Antwerp-Brussels highway, perfect for those seeking a smooth commute.

Layout of the apartment: Upon entering through the hallway, you have access to the bathroom, equipped with a bathtub and sink. The cozy living room offers access to both the bedroom and the kitchen. A design has already been prepared to modernize the kitchen to contemporary standards.

An additional asset is the direct access to the sunny terrace and communal garden from both the bedroom and the living room, where you can enjoy the outdoors.

There is also the option to purchase a spacious garage of no less than 20 m<sup>2</sup> for 35,000. The large garage box is located in a secure area with CCTV surveillance and an automatic gate operated by remote control. The garage is equipped with newly installed electricity, extra outlets, and LED lighting. Only six of this type of garage are available in the entire building, making it a unique opportunity.

Why choose this apartment? This apartment, in need of modernization, not only offers room for personal adjustments but is also in a prime location. With a large garage, access to a terrace and garden, and close proximity to all essential amenities, this is an opportunity you don't want to miss!

Don't hesitate and schedule your visit today!

## Characteristics

### GENERAL

Address:	Sporthalplein 147 2610 Antwerpen
Price:	€ 175.000
Habitable surface:	50 m <sup>2</sup>
Number of bedrooms:	1
Number of bathrooms:	1
Number of garages:	1
Construction year:	1974
Cadastral income:	€753

### LAYOUT

:	2.5 m <sup>2</sup>
:	23.2 m <sup>2</sup>
Kitchen:	5.01 m <sup>2</sup>
Bathroom 1:	5.12 m <sup>2</sup>
Bedroom 1:	13.6 m <sup>2</sup>
Terrace:	6 m <sup>2</sup>
Garage:	20.52 m <sup>2</sup>

Ground floor apartment to be renovated  
 with garage (+€35,000) in Wilrijk

**€ 175.000**

Sporthalplein 147, 2610 Antwerpen

 1  50 m<sup>2</sup>

COMFORT

Heating:	Common
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Wood
Comfort inside:	Intercom

EPC

EPC:	261 kWh/m <sup>2</sup>
EPC level:	C
EPC unique code:	20240826-0003351304-res- 1

ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	No
Subdivision permit:	Yes
Flood-sensitive area:	Not located in a flood-prone area