Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

# 1-bedroom apartment with southwest-facing terrace in Sint-Katelijne-Waver

**€ 169.000**

Markt 20, 2860 Sint-katelijne-waver

1 | 65 m²








1-bedroom apartment with southwest facing terrace in Sint-Katelijne-Waver.
This apartment is the ideal choice for those looking for a centrally located residence in Sint-Katelijne-Waver.
Upon entering the entrance hall, you get direct access to the spacious living room, which consists of a cozy sitting area, a dining area and an open kitchen. The large windows provide an abundance of natural light.
The entrance hall offers three doors. The first door leads to the fully equipped bathroom, equipped with a sink, shower and connections for both a washer and dryer. Guests can find the separate toilet room behind the second door. Behind the third door is the spacious bedroom, which opens onto a southwest facing terrace at the rear of the building, ideal for quiet sunbathing.
Despite the renovation requirement, this apartment already has many assets to offer today. There is already high-efficiency glass and a condensing gas boiler. Moreover, a roof renovation is planned by the co-owners' association, which will further improve the EPC score in the future.
It offers an ideal start in a cozy and lively neighborhood.

## Characteristics

### GENERAL

| | |
|---|---|
| Address: | Markt 20<br>2860 Sint-katelijne-waver |
| Price: | € 169.000 |
| Habitable surface: | 65 m² |
| Number of bedrooms: | 1 |
| Number of bathrooms: | 1 |
| Construction year: | 1968 |
| Cadastral income: | €543 |

### LAYOUT

| | |
|---|---|
| Entrance Hall: | 5.36 m² |
| Living Room With Open Kitchen: | 41.92 m² |
| Toilet 1: | 1.42 m² |
| Bathroom 1: | 2.92 m² |
| Bedroom 1: | 13.38 m² |
| Terrace: | 3.21 m² |

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## COMFORT

| | |
|---|---|
| Heating: | Individual |
| Kitchen: | Cupboards & appliances |
| Glazing: | Double |
| Window frame: | Pvc |

## EPC

| | |
|---|---|
| EPC: | 482 kWh/m² |
| EPC level: | E |
| EPC unique code: | 3204204 |

## ADDITIONAL INFORMATION

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