

## Apartment with 2 bedrooms and terrace on a prime location

**1.650 €/month**

Rue De Spa 52, 1000 Brussel

 2  125 m<sup>2</sup>



Spacious and bright 1st floor apartment in the beautiful St Louis Court residence, located within walking distance of the European institutions. The apartment features a spacious entrance hall with separate toilet and checkroom. A large living room with access to the fully equipped kitchen and adjoining storage room. Night hall with 2 spacious bedrooms (19m<sup>2</sup> & 17m<sup>2</sup>), one with access to the spacious terrace (20m<sup>2</sup>). Built-in closet for the washing machine, shower room (sink & shower) and bathroom with bathtub and double sink. Private cellar. Ideal location close to public transport, the Squares, European institutions and stores.

## Characteristics

### GENERAL

Address:	Rue De Spa 52 1000 Brussel
Price:	1.650 €/month
Habitable surface:	125 m <sup>2</sup>
Number of bedrooms:	2
Number of bathrooms:	2
Cadastral income:	€0

### LAYOUT

Entrance Hall:	4 m <sup>2</sup>
Toilet 1:	2 m <sup>2</sup>
Vestiaire:	6.5 m <sup>2</sup>
Salon:	40 m <sup>2</sup>
Kitchen:	11 m <sup>2</sup>
Bedroom 1:	22 m <sup>2</sup>
Night Hall:	11 m <sup>2</sup>
Bedroom 2:	19 m <sup>2</sup>
Bathroom 1:	5 m <sup>2</sup>
Bathroom 2:	3.5 m <sup>2</sup>
Terrace:	20 m <sup>2</sup>

### COMFORT

Heating:	Not communicated
Kitchen:	Not communicated

### EPC

EPC:	132 kWh/m <sup>2</sup>
EPC level:	C

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### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	Not applicable
Subdivision permit:	No
Flood-sensitive area:	Not yet requested