



**Leidsestraatweg 15 418**  
**2594 BA Den Haag**

**€ 395.000 k.k.**

<b>Price</b>	€ 395.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Homeowners association costs</b>	€ 578
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, service flat
<b>Bottom floor</b>	4
<b>Build type</b>	Existing
<b>Year of construction</b>	1969
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near edge of forest, clear view
<b>Particulars</b>	Protected town view, elderly accessible, special needs accessible
<b>Living surface</b>	83m <sup>2</sup>
<b>Other surface</b>	2m <sup>2</sup>
<b>Volume</b>	277m <sup>3</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Cable tv, lift
<b>Energy label</b>	C
<b>Isolation</b>	Roof insulation, floor insulation
<b>Hot water</b>	Central supply
<b>Heating</b>	Block heating
<b>Balcony</b>	Yes
<b>Garden</b>	Backyard
<b>Backyard</b>	South, 10000m <sup>2</sup> , 10000×10000cm
<b>Garage type</b>	Garage possible

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Leidsestraatweg 15 - 418 in The Hague - Haagse Bos

Completely high end renovated 2/3-room apartment with a nice balcony and fantastic unobstructed view.

The apartment is located in a great location in the service apartment building "Résidence Château Bleu".

This very well-maintained building is beautifully situated in its own park, on the border of the Haagse Bos and directly behind Huis ten Bosch Palace.

Château Bleu offers many facilities such as a reception, caretaker, restaurant, lounge, parking garage, library, fitness room, guest rooms and use of the renovated wine cellar. The beautiful and private garden has several terraces and a jeu de boules court. Here you can enjoy peace and quiet, but also have a drink or barbecue.

Layout:

Central entrance with hall with doorbells and mailboxes, beautiful central hall with reception and elevators. Corridor to the entrance of the apartment. Apartment entrance, modern toilet with fountain. Atmospheric living/dining room with access to the sunny balcony (east) with an incredibly beautiful and unobstructed view over the forest and meadows. Luxury open kitchen with cooking island with plenty of cupboard space and equipped with various Siematic built-in appliances, including refrigerator and freezer, induction hob with built-in extractor, combination oven. Spacious bedroom with open luxury bathroom with walk-in shower and washbasin.

For all information about the building, you can visit the website of Résidence Château Bleu.

Particularities:

- Top location;
- Completely barrier-free apartment including underfloor heating;
- Living area approx. 83m<sup>2</sup>;
- Capacity approx. 300m<sup>3</sup>;
- Balcony approx. 5m<sup>2</sup>;
- Caretaker and receptionist;
- Fitness room;
- Active VvE, contribution € 376.88 per month;
- Service costs € 202.40 per month (including garden maintenance, reception, cleaning of the building);
- Advance block heating € 90 per month;
- Aluminum frames with single glazing in the living room will be replaced by new frames with double glazing at the expense of the VvE.
- Bedroom frames have already been replaced, including double glazing;
- Large architecturally landscaped communal garden;
- Indoor parking space available for rent on request;
- Meal service and restaurant;
- Library;
- Luxury guest rooms available;
- Protected city view;
- Delivery immediately.



















