



**Guido Gezellestraat 12**  
**2274 XN Voorburg**

**€ 1.850 p.m. ex.**

<b>Price</b>	€ 1.850 p.m. ex.
<b>Decoration</b>	Fully furnished, partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	01-10-2024
<b>Apartment type</b>	Maisonnette, double upstairs house
<b>Bottom floor</b>	3
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In town center, clear view, open location
<b>Living surface</b>	90m <sup>2</sup>
<b>Other surface</b>	1m <sup>2</sup>
<b>Volume</b>	270m <sup>3</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Facilities</b>	Lift
<b>Energy label</b>	C
<b>Isolation</b>	Fully isolated
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr combiketel (combined furnace, owned)
<b>Balcony</b>	Yes
<b>Shed</b>	Lock-up

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Guido Gezellestraat 12 in Voorburg (shopping center De Julianabaan)

RENOVATED 3-ROOM MAISONETTE HOUSE (3rd AND 4th LAYER, ACCESSIBLE WITH LIFT) OF APPROX. 90 M<sup>2</sup> WITH MODERN OPEN KITCHEN AND BATHROOM, BALCONY ON THE SOUTH EAST, CH-COMBI boiler, FULLY FITTED WITH DOUBLE GLASS AND A OWN STORAGE IN THE BASEMENT. THE HOUSE IS SITUATED ABOVE THE SHOPPING CENTER "THE JULIANABAAN" AND ITS CENTRAL LOCATION YOU HAVE ALL AMENITIES, PUBLIC TRANSPORT AND HIGHWAYS AT A STONE'S THROW DISTANCE.

#### LAYOUT:

Entrance through closed porch with mailboxes, doorbells and intercom system (recently completely renovated). Stairwell/elevator to the 3rd floor, entrance to the house on the gallery. Vestibule; hallway with storage cupboard under the stairs and toilet; master bedroom (approx. 5.00/4.00x4.25m); 2nd bedroom on the gallery side of (approx. 3.90x2.30m) modern intermediate bathroom (approx. 2.30x2.30m) with bath, closed shower and washbasin. In the hallway stairs to the living floor: the stairs lead to the spacious living room (approx. 7.25x4.25m) with unobstructed view and adjacent the spacious open kitchen (approx. 4.25x3.00m) with modern kitchen unit with, among other things, 4 -hob with stainless steel extractor, sink, built-in dishwasher and built-in refrigerator. From the kitchen there is access to the balcony (approx. 4.25x1.35m), located on SE and equipped with balcony cupboard where the central heating boiler is placed. Finally, a large storage room in the basement.

#### CHARACTERISTICS:

- top location with all shops around the apartment complex
- no upstairs neighbors so wonderfully quiet and nice and light in terms of light
- living area approx. 90 m<sup>2</sup>
- modern open kitchen for cozy cooking and a patio door to the balcony
- lovely (sunny) balcony
- external storage space (storage room) approx. 6 m<sup>2</sup>
- two bedrooms
- own ground
- year of construction approx. 1961
- central heating combi boiler (renewed in 2012 with high-efficiency boiler)
- fully equipped with double glazing, plastic frames at the front, wooden frames at the rear (with HR++ glass and painted in 2013)
- porch completely renovated in 2011
- equipped with alarm system and home automation system
- the apartment is fully furnished
- Available from 1st october 2023.





















