



**Cees Laseurlaan 167**  
**2597 GD Den Haag**

**€ 325.000 k.k.**

<b>Price</b>	€ 325.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Homeowners association costs</b>	€ 268
<b>Service charges</b>	€ 268
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near edge of forest, near park, near quiet road, in residential area, in forest area
<b>Particulars</b>	Elderly accessible
<b>Living surface</b>	50m <sup>2</sup>
<b>Other surface</b>	1m <sup>2</sup>
<b>Volume</b>	134m <sup>3</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Cable tv, lift, sliding door
<b>Energy label</b>	C
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, insulated glazing, hr- glass
<b>Hot water</b>	Central supply
<b>Heating</b>	Block heating
<b>Balcony</b>	Yes
<b>Shed</b>	Lock-up
<b>Shed facilities</b>	Heating, electricity

does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Cees Laseurlaan 167 in The Hague - Benoordenhout

Beautiful 1-bedroom apartment, exceptionally well-located. Tastefully renovated and furnished using high-quality materials. The apartment is situated on the 1st floor. Due to its excellent location, it features a bright living/dining room with an unobstructed view of the well-maintained garden. The balcony has a prime location with afternoon/evening sun.

The apartment is within walking distance of the shopping center 'Willem Royaardsplein', where you'll find an Albert Heijn, Etos, bakery, fishmonger, spa, restaurants, and a hairdresser. Nearby, you'll also find the Bronovo Hospital and enjoy the green surroundings, including Clingendael Park, the Japanese Garden, the dunes, and the beach. Various sports facilities such as golf and tennis are also available. Public transport, including direct bus 22 to The Hague Central Station and the city center, as well as major roads, are easily accessible.

#### Layout:

Through the driveway with ample parking, you'll find the entrance to this well-maintained apartment building. There is a mailbox panel, and an elevator is available. Entrance to the apartment; hall with wardrobe, stunning living/dining room with beautiful HR++ glass windows. Sliding door to the sunny southwest-facing balcony with electric sunshade. Gorgeous new luxury kitchen with various built-in appliances including a 4-burner induction hob and extractor, fridge-freezer, dishwasher, oven, and microwave.

Spacious master bedroom with built-in wardrobe and large new sliding doors. New luxury bathroom with walk-in shower, built-in mixer, rain and handheld shower, luxury sink unit with drawers, and towel radiator. Conveniently elevated Miele washing machine. The bedroom offers an unobstructed view of the greenery.

The representative apartment building 'Clingenbosch' is known for its well-run and healthy management, where for a small fee, a healthy 3-course meal can be ordered daily. Meals can also be delivered to the apartment. The many facilities in the building, such as a gym, library, restaurant, coffee corner with daily newspapers, concierge, and receptionist, make living in Clingenbosch very pleasant. Residents can also enjoy the beautifully maintained communal garden with several terraces. Parking is available on-site, and there are several indoor bike storage areas.

#### \*\*Details:\*\*

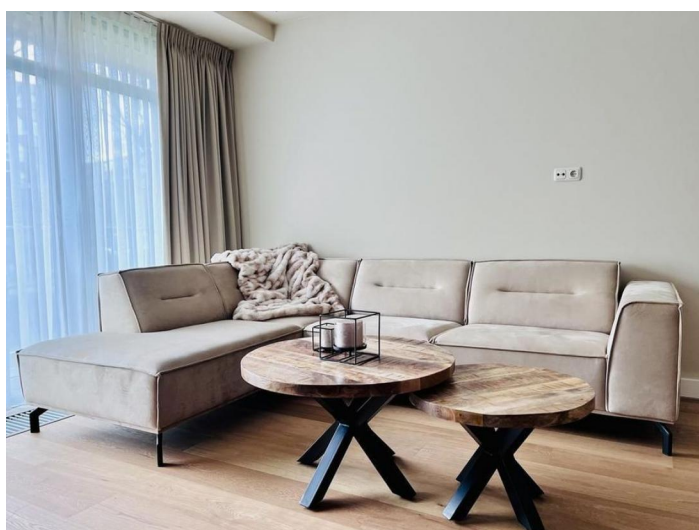
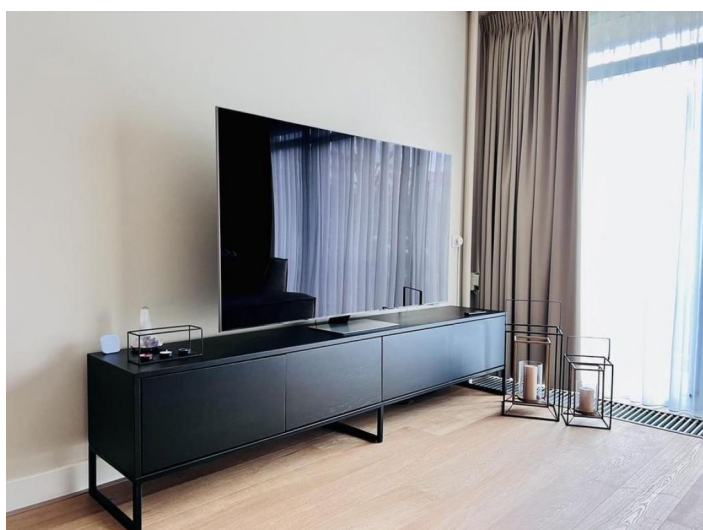
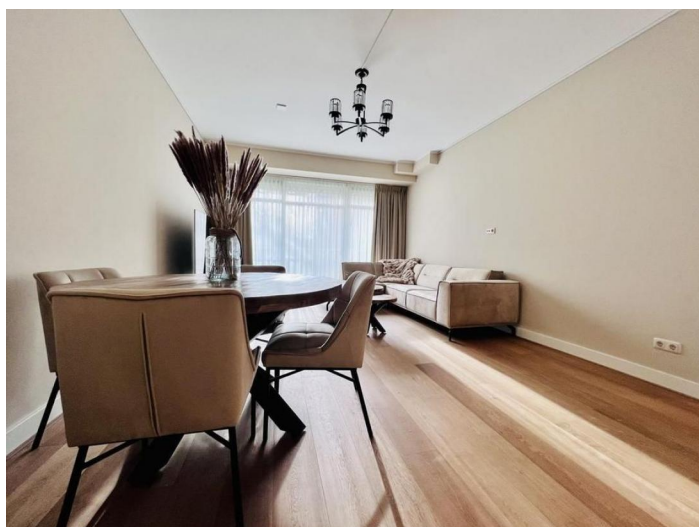
- Prime location.
- Completely renovated with taste and luxurious materials.
- Newly furnished (optional for takeover).
- Beautiful new oak parquet flooring throughout the apartment, seamlessly laid.
- Walking distance to Willem Royaardsplein shops, public transport (bus 22), tennis, and golf. Close to estates, parks, and dunes.

Wassenaar and main roads nearby.

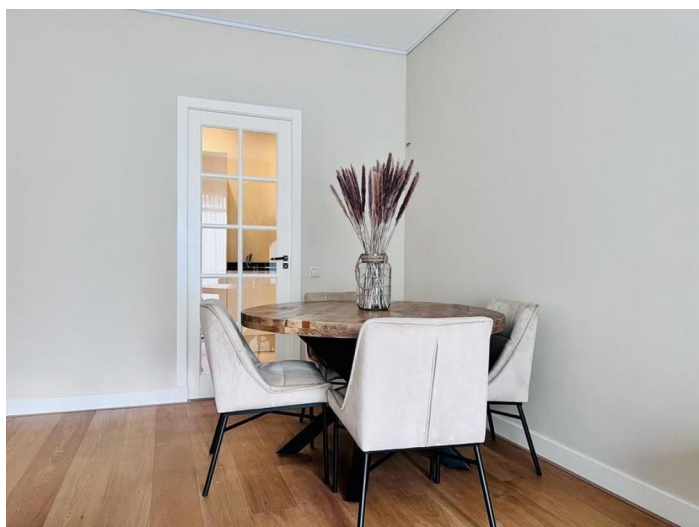
- The apartment complex is located on private land.
- Stunning living/dining room.
- Spacious bedrooms.
- Lovely southwest-facing balcony.
- New luxury kitchen.
- New luxury bathroom.
- New electrical panel, all new wiring.
- New ceilings with recessed spotlights.
- New curtains and blinds, including electric sunshade.
- All walls and ceilings plastered.
- New frames and doors.
- Entirely double-glazed HR++ glass.

- Miele washing machine.
- Excellent maintenance inside and outside.
- Optional meal service, with a complimentary 3-course meal once per month.
- Waste collection service twice a week from the apartment.
- Listed as a municipal protected cityscape.
- Very healthy homeowners' association (VvE) with excellent service, including gym access, building and garden maintenance, management, waste collection, and insurance.
- Heating via central block heating, hot water through central system, and electricity collectively managed, approximately €150 per month.
- This apartment has apartment rights, not a cooperative association, which is a significant advantage of the Clingenbosch building compared to others in the area, known for lower VvE fees and a very healthy VvE.
- Access to restaurant and meal service.
- On-site concierge and four guest rooms available for rent at a modest fee.
- Excluding heating, electricity, and water advance of € 100 per month.
- VvE charges € 268,13 per month.
- Available immediately.

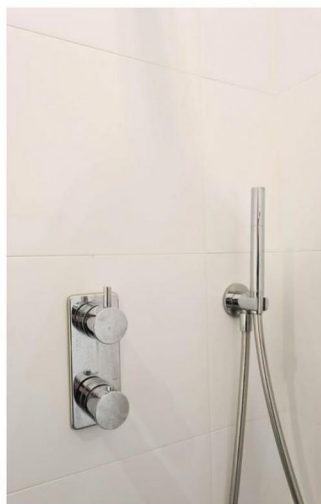
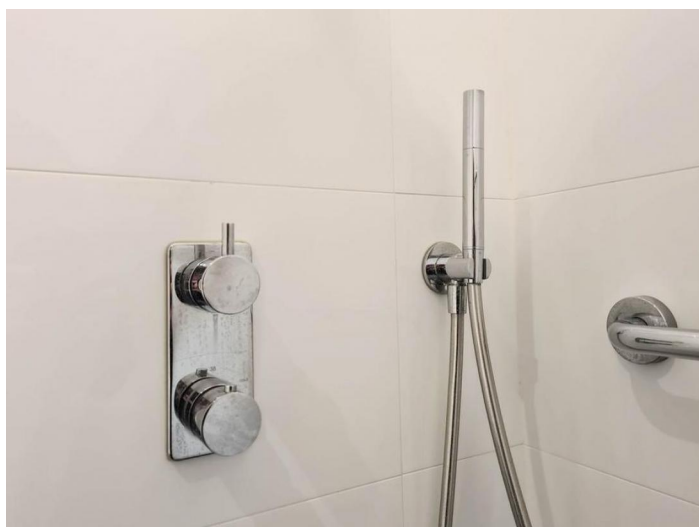
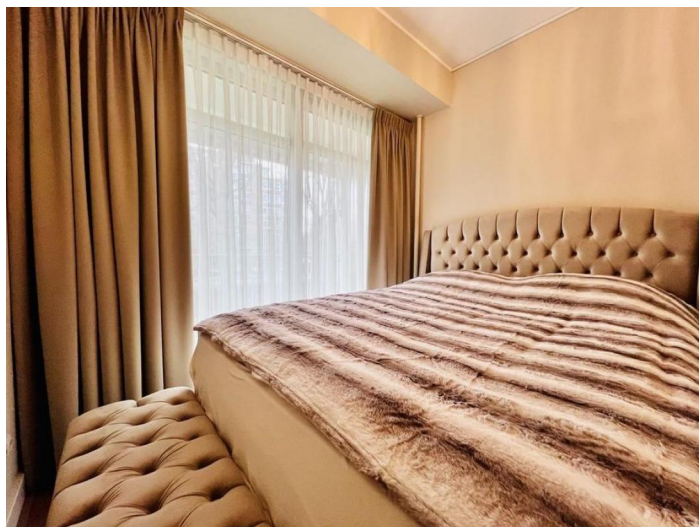


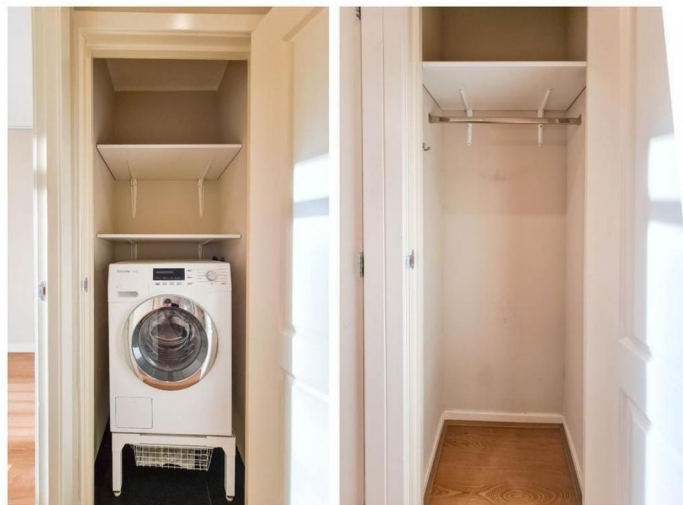




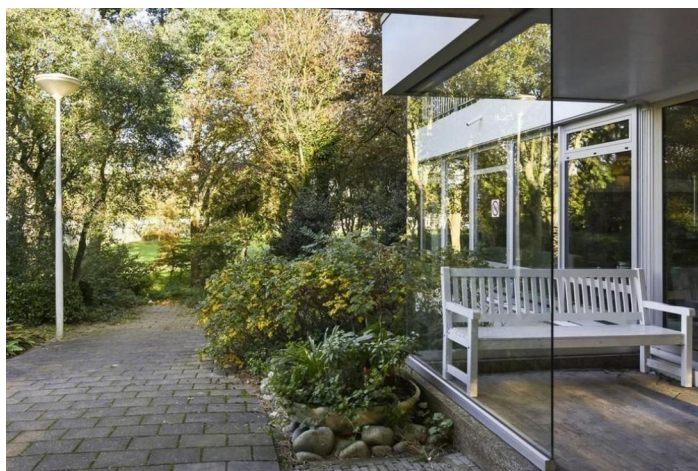




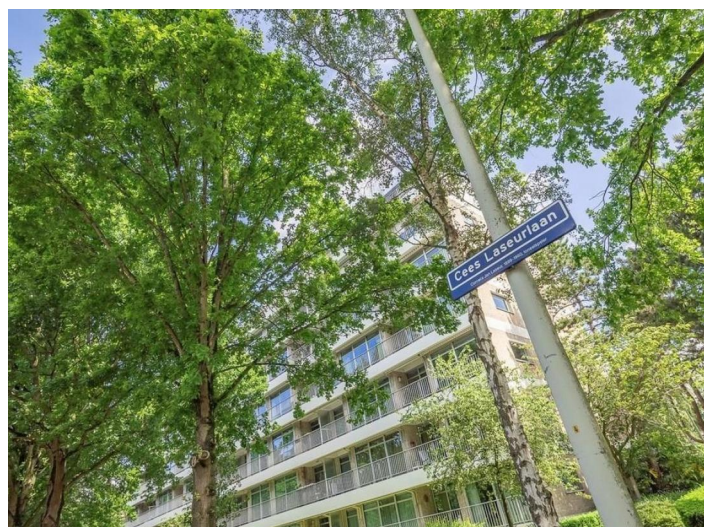












Cees Laseurleaan 167, Den Haag | 1e verdieping H = 2.68 m