



Jan Muschlaan 244
2597 VE Den Haag

€ 575.000 k.k.

Price	€ 575.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 454
Status	Available
Acceptance	In consultation
Apartment type	Upper floor apartment, apartment
Bottom floor	1
Build type	Existing
Year of construction	1974
Maintenance inside	Good
Maintenance outside	Excellent
Location	Near quiet road, in residential area
Particulars	Protected town view, elderly accessible, special needs accessible
Living surface	138m ²
Volume	456m ³
Rooms	4
Bedrooms	2
Bathrooms	1
Floors	5
Facilities	Outside sun screen, lift, sliding door
Energy label	B
Isolation	Insulated glazing
Hot water	Central supply
Heating	Block heating
Balcony	Yes
Shed	Indoor
Shed facilities	Electricity
Garage type	Indoor, lock-up
Capacity	1
Sizes	20m ² , 373×542

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Jan Muschlaan 244 in The Hague - Benoordenhout

ARE YOU LOOKING FOR CLASS, PEACE AND COMFORT?

Located on Jan Muschlaan, a very popular and spacious 4/5-room apartment with a sunny spacious balcony facing southwest with unobstructed views.

The apartment has a quiet, yet central location near the center of The Hague.

The apartment is also around the corner from the beautiful Clingendael estate, the Waalsdorpervlakte nature reserve and the shopping center at Willem Royaardsplein.

Exit roads to Amsterdam, Rotterdam and Utrecht are easily accessible, as are good public transport facilities to The Hague Central Station; bus 20.

Various sports facilities (tennis club, hockey club, two golf clubs) are also around the corner.

The residents of 'Duinhorst' have their own parking lot, and there is an option to purchase an individual extra spacious indoor garage on the ground floor.

When you enter the spacious entrance (one of three) of 'Duinhorst' you can count on convenience and safety. The postman can easily deliver mail and parcels here, and there is a videophone at the doorbell panel. With a key or key tag you get access to a separate room with the staircase and the elevator, which takes you directly to the front door of your apartment. The back exit leads directly to the nearby 'Park Clingendael'.

On the ground floor there is a spacious bicycle shed with charging points for all residents. There is also a small library and a separate room for waste and recycling. Each resident also has their own locked storage room.

Apartment on the 5th floor:

We take the elevator to the 5th floor, where we arrive in the hall with toilet. On the left when you enter is the spacious kitchen. The apartment has a surface area of 140 m², of which 65 m² is dedicated to the spacious living room. There are two spacious bedrooms and a large bathroom that are connected to the living room via an intermediate door. At the front there is a terrace facing southwest, where you can enjoy the beautiful evening sun. Electric sun blinds have been installed at the entire front, and the apartment has HR++ glass and has energy label B.

Special features:

- Prime location
- Private land
- Quiet location
- Elevator present
- Living area 140 m²
- Active and financially healthy VvE
- Multi-year maintenance plan present
- Monthly contribution VvE (including water) € 454.02
- Advance heating costs VvE depending on consumption
- Block heating
- Central hot water supply
- HR++ glass

- Electric sun blinds at the front
- Fiber optic connection
- Individual storage room on the ground floor with electricity
- Private parking lot for residents
- Free public parking on the street during the week after 5:00 PM and at the weekend
- Shops within walking distance
- General cleaning twice a week
- Option to purchase garage no. 230 (5.42 x 3.73 m) for €70.000,-
- Life-long living
- Delivery in consultation.

We would like to invite you for a no-obligation viewing. Are you considering selling your own home first? We would be happy to advise you on the sales strategy and price.











