



Vlasakkersstraat 135  
2574 SG Den Haag

€ 250.000 k.k.

VBO  MAKELAAR

Price	€ 250.000 k.k.
Zipcode	2574 SG
Location	Near quiet road, In residential area
Type	Upper floor apartment
Garage	Public parking, Paid parking, Parking permit
Living Surface	65m <sup>2</sup>
Volume	220m <sup>3</sup>
Rooms	3
Acceptance	In consultation
Build Type	Existing
City	Den Haag
Address	Vlasakkersstraat 135
Construction Year	1926

Welcome to Vlasakkersstraat 135, a charming first-floor apartment located on a quiet and pleasant street in the highly desirable Rustenburg neighborhood of The Hague. This bright and well-laid-out apartment, built in 1926, offers comfortable living space with various potential.

Upon entering, you are greeted by a spacious living room that benefits from large windows, allowing an abundance of natural light. The separate kitchen is functionally designed and provides access to a balcony, perfect for enjoying your morning coffee or relaxing outdoors. The apartment features two bedrooms, one of which has access to the balcony. The generous bathroom is fully equipped with modern amenities. If desired, a third bedroom can easily be created by relocating the kitchen into the living room, providing additional living space.

The property has recently been refreshed and is ready for immediate occupancy. The active Homeowners' Association ensures the building is well-maintained.

#### Location and Amenities:

Vlasakkersstraat is located in the Rustenburg neighborhood, a peaceful and family-friendly area with a diverse range of amenities. Within walking distance, you will find several supermarkets, including Albert Heijn on Dierenselaan, as well as various fresh food markets. Daily groceries and other necessities are all within close reach.

For families with children, there are several primary schools and childcare centers nearby, all within walking distance.

Public transport connections are excellent, with multiple tram and bus stops in the vicinity, allowing easy access to the city center of The Hague and surrounding areas. Additionally, the area offers various sports facilities and recreational opportunities, including Zuiderpark, where you can walk, exercise, or simply relax in the green space.

In summary, Vlasakkersstraat 135 offers the ideal combination of comfortable living in a tranquil neighborhood with all necessary amenities within easy reach. A viewing is highly recommended.

#### Key Features:

- The property has been fully painted and features new flooring.
- Situated on leasehold land which has been bought off in perpetuity;
- A well-maintained and financially healthy Homeowners' Association, with a reserve fund of €11,984.96 (as of December 31, 2023).
- Central heating system: Intergas boiler, installed in 2019.









