

# ROTSVAST

verhuur, verkoop & vastgoedbeheer

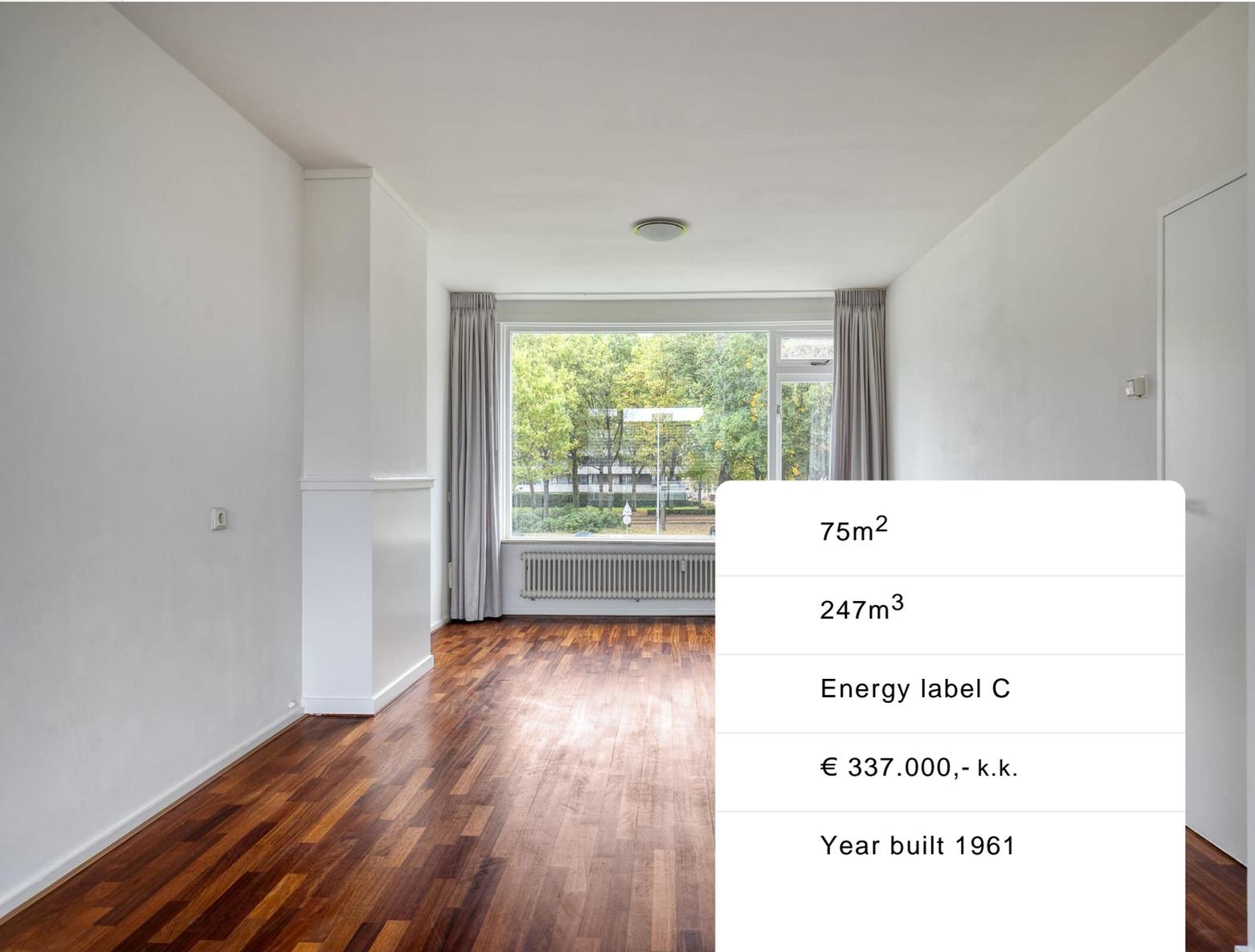


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Veldmaarschalk Montgomerylaan 885 5623 AZ Eindhoven



# Features



75m<sup>2</sup>

247m<sup>3</sup>

Energy label C

€ 337.000,- k.k.

Year built 1961



Rotsvast Eindhoven

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# Features

## Transfer

Price: €337.000,-

Status: Sold under reservation

Offered since: 10 March 2026

Acceptance: Immediately

## Build

Construction type: Apartment

Year built: 1961

Roof type: Flat roof

## Surface areas and volumes

Volume: 247 m<sup>3</sup>

External storage: 10 m<sup>2</sup>

## Layout

Number of bedrooms: 4

Number of bathrooms: 1

Number of floors: 1 woonlagen

Facilities: TV cable, external sun blinds, natural ventilation

Energy label: C

Insulation: Roof insulation, wall insulation, double glazing

Heating: District heating

Hot water: Electric boiler (owned)

Cadastral municipality: Woensel

Ownership: Full ownership

## Facilities

Parking facilities: Public parking

Garage types: No garage

# Description

Bright and spacious 4-room flat with 2 balconies, new kitchen and beautiful unobstructed views, located in a prime location near the centre of Eindhoven.

May we present this delightful 4-room flat, ideally located in the popular Woensel-Zuid neighbourhood. The location is simply ideal: all amenities within easy reach! The city centre, supermarkets, schools, restaurants, the railway station and the WoensXL shopping centre are all a short distance away. The connections to major roads and public transport are also excellent. Parking is no problem. There is more than enough free parking at the front of the complex.

## Layout

### Ground floor

The central entrance of the complex is equipped with letterboxes and an intercom system. From here you have access to the staircase and the storage rooms.

### Flat (2nd floor)

All rooms are accessible via the spacious hall. The bright living room is a great place to relax, with large windows that provide plenty of daylight and a beautiful unobstructed view of the greenery at the front.

The kitchen is open to the living room and has been completely renovated by the seller. As the buyer, you will be the first to use this beautiful kitchen. The kitchen is finished in a modern colour scheme and equipped with all the necessary appliances. These include a 4-burner gas hob, oven, dishwasher, refrigerator, freezer and extractor hood. The connection for the washing machine is also located in the kitchen.

From the kitchen and living room, you step directly onto the spacious first balcony, which is located at the rear. A wonderful place to enjoy a meal or a drink outside. This balcony has a sun awning.

Adjacent to the kitchen is the bathroom. It has a shower and beautiful terrazzo flooring. The bathroom has a window, allowing for pleasant natural ventilation.

At the front is the second balcony, where you can enjoy the first rays of sunshine in the morning with a cup of coffee.

The flat has three bedrooms, each with large windows and pleasant natural light.

- The master bedroom at the front has a washbasin and access to the balcony.
- The second bedroom at the rear also has a washbasin and built-in wardrobe.
- The third bedroom is perfect as a study, guest room or hobby room.

The separate toilet in the hall is equipped with a toilet and washbasin.

#### Basement

The flat has a spacious private storage room (approx. 10 m<sup>2</sup>) – perfect for extra storage or as a hobby room.

#### Special features

- Located on a quiet green park in a sought-after residential area;
- Free parking at the front of the complex;
- Two balconies, one of which has a sun awning;
- Ample parking at the complex;
- Homeowners' association contribution €318.67 per month including advance heating costs;
- Asbestos, age and non-occupancy clauses apply.

# Media



# Media



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Rotsvast

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