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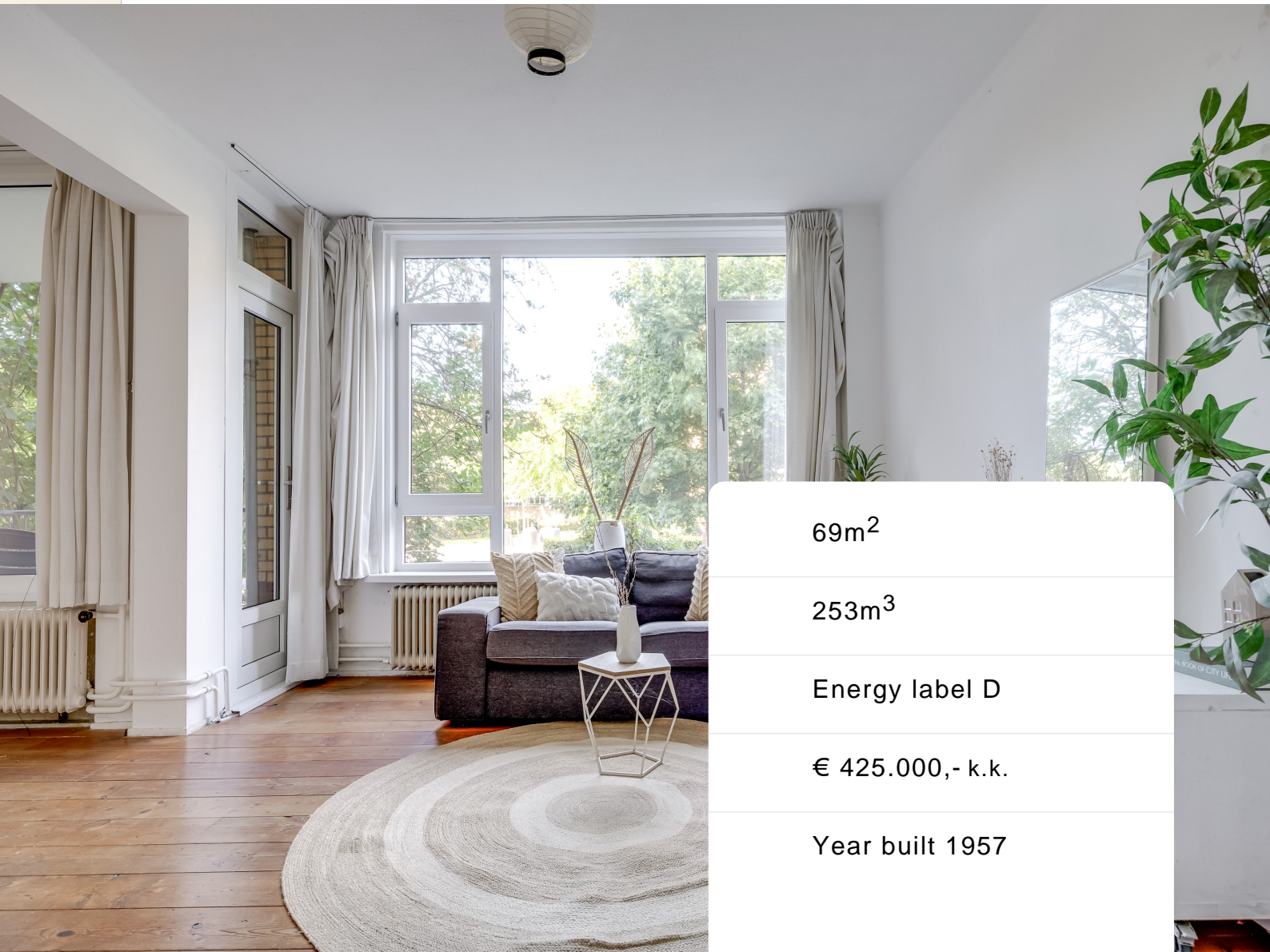
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Tolsteegplantsoen 28 3523 AJ Utrecht

Features



69m²

253m³

Energy label D

€ 425.000,- k.k.

Year built 1957



Rotsvast Utrecht

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Monumentaal pand

Features

Transfer

Price: €425.000,-

Status: Sold under reservation

Offered since: 07 December 2025

Acceptance: In consultation

Build

Construction type: Apartment

Year built: 1957

Surface areas and volumes

Volume: 253 m³

External storage: 6 m²

Layout

Number of bedrooms: 3

Number of bathrooms: 1

Number of floors: 1 woonlagen

Energy label: D

Heating: Central heating boiler

Hot water: Central heating boiler

Boiler fuel: Gas

Cadastral municipality: Tolsteeg

Ownership: Full ownership

Main garden: Sun terrace

Main garden area: 9m²

Main garden location: West

Facilities

Garage types: No garage

Description

3-room apartment with balcony and storage in Tolsteegplantsoen

The apartment blocks at Tolsteegplantsoen are part of a listed municipal monument from the 1960s. Their clean lines, large windows and spacious balconies create plenty of natural light and a generous sense of space. Surrounded by wide green areas and mature trees, you live here in peace and privacy, with open views, yet still close to the city centre.

Location

Tolsteegplantsoen 28 is beautifully situated in Utrecht, directly facing the green Tolsteegplantsoen and only a short distance from the historic city centre. The Tolsteeg/Rotsoord district is known for its mix of characterful homes, creative hotspots and vibrant atmosphere. In the immediate area you will find popular restaurants such as LE:EN, De Watertoren and Klein Berlijn, as well as cosy coffee bars and artisan bakeries.

For daily groceries there are several supermarkets and specialty shops within walking distance. The Ledig Erf and the Oosterkade are also nearby, perfect for a stroll along the water or a drink on one of the terraces.

The location is especially convenient: within a few minutes you can cycle to Utrecht city centre and Central Station, while Vaartsche Rijn station is even closer. By car, the Utrecht ring road and highways A12, A27 and A28 are quickly accessible.

Layout

Entrance/hall (approx. 5 m²) with access to the kitchen, a built-in cupboard and the living/dining room.

The kitchen (approx. 6 m²) is located at the front and provides access to the balcony (approx. 3 m²) as well as to the bathroom (approx. 3 m²) with shower and washbasin.

The bright living room (approx. 18 m²) and the adjoining dining room (approx. 9 m²) are located at the rear and open onto the spacious west-facing balcony (approx. 9 m²). From the kitchen you can also access one of the bedrooms (approx. 13 m²).

The second bedroom (approx. 14 m²) is at the front of the apartment and also offers generous proportions.

The toilet is separate and accessible from the hall.

Optionally, a garage located directly beneath the apartment is available for purchase.

Media



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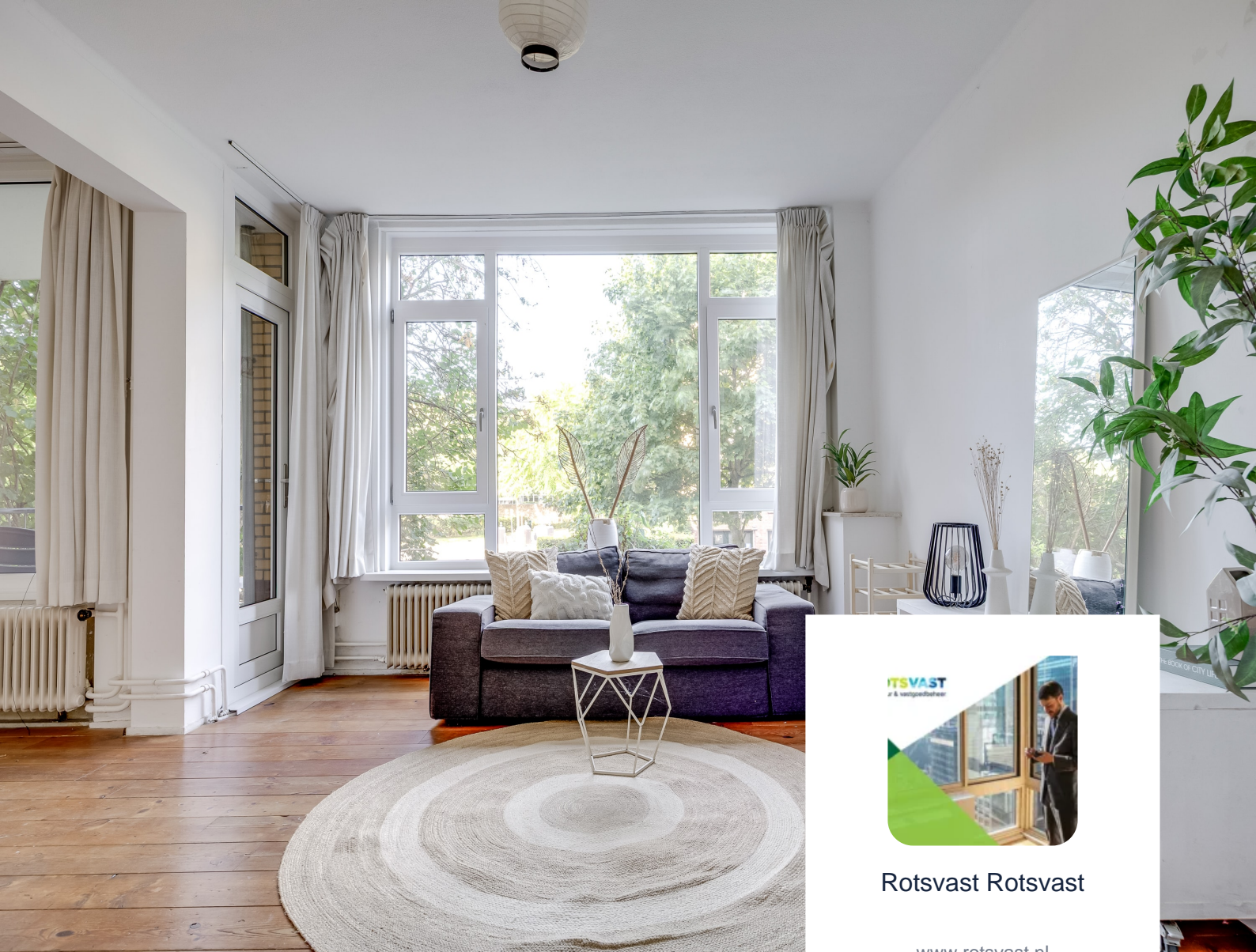


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