

# ROTSVAST

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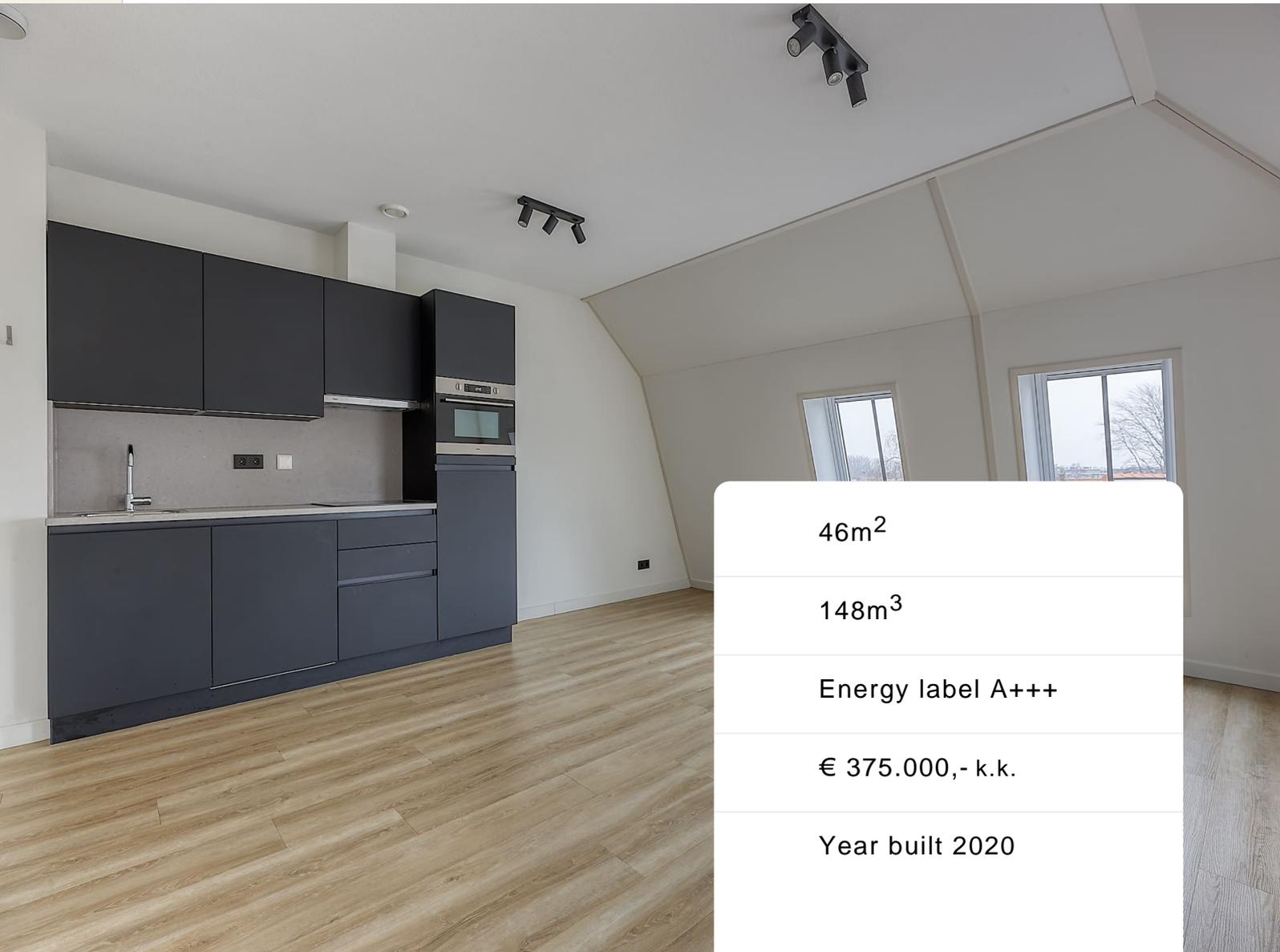


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Kruidenhof 10 2315 KP Leiden



# Features



46m<sup>2</sup>

148m<sup>3</sup>

Energy label A+++

€ 375.000,- k.k.

Year built 2020



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# Features

## Transfer

Price: €375.000,-

Status: Available

Offered since: 28 February 2026

Acceptance: In consultation

## Build

Construction type: Apartment

Year built: 2020

## Surface areas and volumes

Volume: 148 m<sup>3</sup>

## Layout

Number of bedrooms: 2

Number of bathrooms: 1

Number of floors: 1 woonlagen

Facilities: Mechanical ventilation, TV cable, lift, Frans balkon, fiber optic cable

Energy label: A+++

Heating: Warmtepomp

Hot water: Aardwarmte

Cadastral municipality: Leiden

Ownership: Full ownership

## Facilities

Parking facilities: Paid parking, parking permits

Garage types: No garage

# Description

Looking for a modern, energy-efficient flat in a prime location in Leiden? At the popular Kruidenhof 10, you will find this stylish and ready-to-move-in flat from 2020, perfect for a person or couple who wants to live comfortably in a lively area, close to the city centre. With an asking price of ??? 375.000 k.k. this property combines quality, sustainability and living pleasure.

## Description of the house

This modern flat has a living area of approximately 46 m<sup>2</sup> and is designed with comfort and efficient use of space in mind. The bright living room with open kitchen forms the heart of the home. Thanks to the large windows and French balcony overlooking the Leidse Singel, you can enjoy plenty of daylight and a pleasant, open feeling. The kitchen has a sleek finish and is equipped with various built-in appliances, making cooking both practical and enjoyable.

The property has one full bedroom, ideal as a quiet sleeping space or possibly to combine with a workspace. There is a separate toilet in the hallway, which offers extra comfort for residents and guests. The modern bathroom is fully equipped with a walk-in shower, washbasin, designer radiator and a connection for the washing machine.

An important advantage is the excellent A+++ energy rating. The property is fully insulated and built to the latest standards, resulting in low energy costs and a pleasant indoor climate all year round. In addition, the complex has a beautifully landscaped communal courtyard garden, a lovely place to sit outside or relax.

The location is ideal: in a lively neighbourhood near the centre of Leiden, with shops, restaurants, public transport and other amenities within walking or cycling distance. You will live here in peace and quiet, but with all the conveniences of city life within easy reach.

In short, Kruidenhof 10 is a modern, sustainable and comfortable flat in an excellent location. Are you looking for a ready-to-move-in home with low energy costs and high-quality finishes? Then make an appointment for a viewing and experience for yourself the living comfort this flat has to offer.

## Details:

- Own land;
- Built in 2020;
- Energy label A+++;
- 46m<sup>2</sup> living space;
- 1 bedroom;
- Underfloor heating and hot water via a heat pump rented from InWarmte. The monthly contribution is ??? 70,08;
- Monthly owners' association contribution of ??? 100,00;
- Excellent accessibility and amenities in the neighbourhood.

# Media



# Media



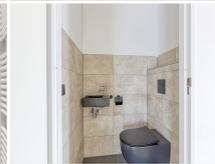
# Media



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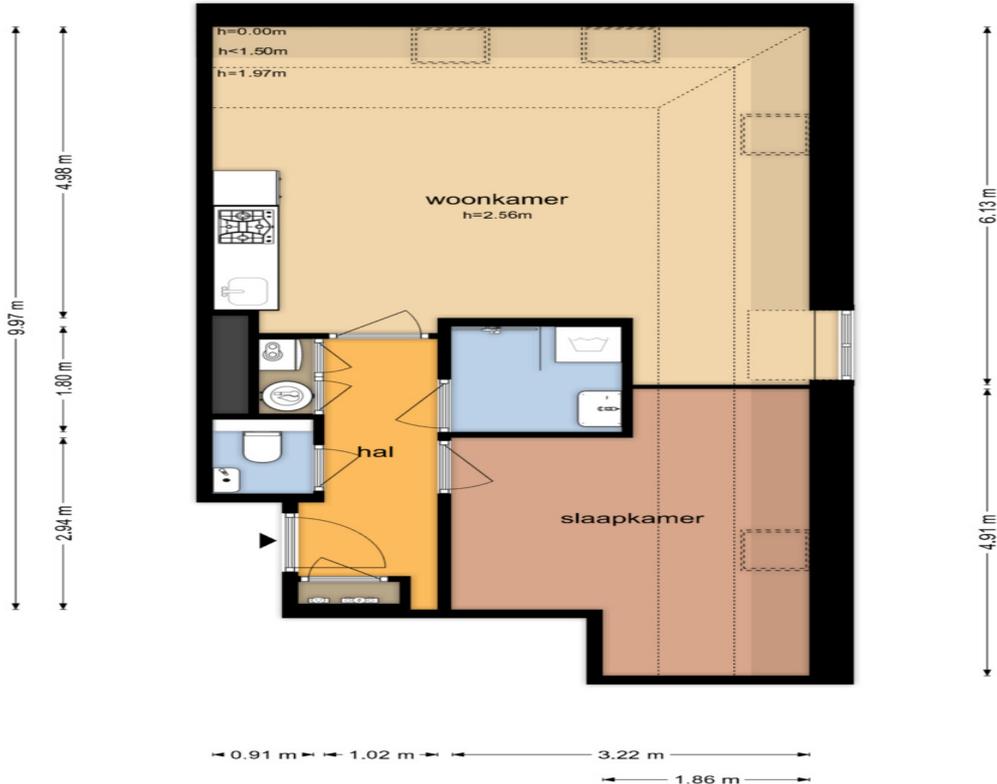


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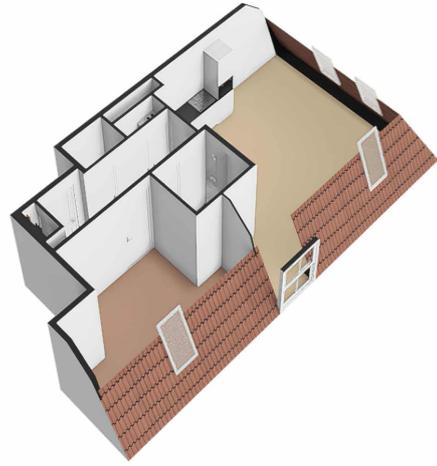
**Kruidenhof 10 - Leiden  
Derde Verdieping**

5.38 m



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