

## 2-bedroom apartment Šancová, Bratislava-Staré Mesto

**399 000 €**



Business name: HERRYS s. r. o.

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



## HERRYS - FOR SALE SPACIOUS 3 ROOMS APARTMENT WITH BALCONY, CELLAR AND GOOD PARKING POSSIBILITIES

Real estate agency HERRYS offers exclusively for sale a spacious and sunny 3 rooms apartment in a brick apartment building. The access is from Tabaková and Šancová street. The apartment is located on the 3/6 floor, with an elevator and a balcony oriented onto South. The house has been completely reconstructed in 2014, insulated, with a new lift, roof and own gas distribution.

### APARTMENT

useful area: 100,41 m<sup>2</sup> (apartment 93,41 m<sup>2</sup> + balcony 4 m<sup>2</sup> + cellar 3 m<sup>2</sup>)

monthly operating costs: 300 EUR for 2 persons (maintenance company, electricity, gas)

orientation: S-N

### DISPOSITION

The apartment consists of an entrance hall, a living room connected to the kitchen, a balcony, 2 separate bedrooms, a bathroom, a separate toilet, food storage. To the apartment belongs a brick cellar.

### LOCALITY

The flat is located in the vicinity of the new project Blumental with excellent civic amenities. Neaby you may find the Račianske mýto park, childrens´ plaayground, kindergarten, Billa, DM, many cafés and restaurants. Excellent access to the city center by car, public transport and on foot.

### BENEFITS



**Mgr. Lucia Large**

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- Apartment brick house after full reconstruction
- Only 12 apartments in the building
- Apartment building has its own gas distribution
- Spacious and sunny apartment
- Two impassable rooms
- Pantry and separate toilet
- Balcony with a southern orientation - turned onto a quiet courtyard
- Security cameras in the building and in the elevator
- Possibility to rent a parking space

## PRICE

399.000 EUR

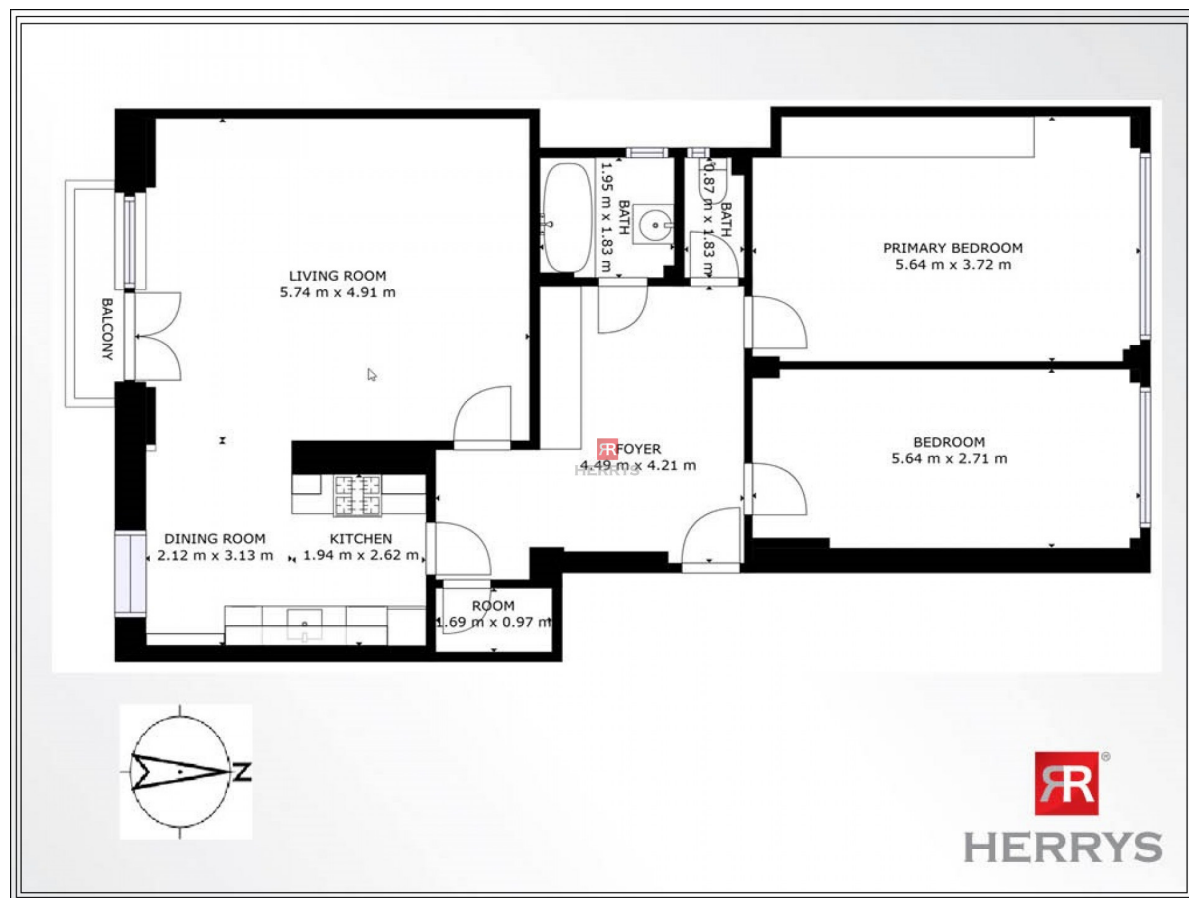
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