

Ready to move in! Charming 1/2-room Altbau apartment in Soldinerkiez

13359 Berlin, Ground floor apartment for sale

Property ID: 1450



Size ca.: **50.10 m²** - Rooms: **1** - Purchase price: **219,000 EUR**





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Property ID	1450
Property Type	Apartment, Ground floor apartment
Address	(Gesundbrunnen) 13359 Berlin Berlin
Floor	Ground floor
Size ca.	50.10 m²
Rooms	1
Schlafzimmer	1
Bathrooms	1
Heizungsart	Central heating
Year of construction	1910
Condition	gepflegt
Available from	07.05.2024
Objekt Der Woche	1
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Features and Amenities	Cellar, Fitted kitchen
Brokerage fee	2,975% of the purchase price incl. VAT
Monthly fees	146 EUR
Price per m²	4,371.26 EUR
Purchase price	219,000 EUR





Objektbeschreibung

This charming 1-room apartment in an period building is located on the first floor of a well-kept apartment building and has 50 square meters of living space. It is located in up-and-coming Wedding, a lively and multicultural district that promises a great life with its diverse restaurants, cafés and cultural facilities.

The living room has original wooden floorboards and offers plenty of space for creative development. The windows offer a beautiful view of the leafy inner courtyard, which provides a pleasant flood of light while offering the necessary privacy.

The apartment impresses with its charming details such as stucco decorations on the ceilings and original wooden profile doors. A practical storage/wardrobe room is located right next to the apartment entrance. The hallway leads to the inviting eat-in kitchen with a view of the courtyard, the bright bathroom and the spacious living area with a high stucco ceiling.

The apartment is being sold with a fitted kitchen and a cellar compartment, which are included in the price.

The team at the First Citiz Berlin real estate agency would be happy to arrange a viewing of this charming apartment for you!

Property standard

- ?Transformable into a 2-room!
- ?Ready to move in
- ?1-room period building apartment in Wedding
- ?High ceilings with stucco & original wooden floorboards
- ?Lots of storage space
- ?Suitable as a capital investment or for owner-occupation
- ?Walking distance to S-Bahn and bus
- ?Many green spaces and leisure facilities nearby

Miscellaneous

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. Some photos and property visualizations are illustrative examples and non-binding. This offer is subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

Energy performance certificate





Energy certificate	Consumption-based
Valid until	14.01.2029
Gebäudeart	Wohngebäude
Year of construction	1910
Primary source	Gas
Energy consumption	96.50 kWh/(m²·a)
Energy class	C

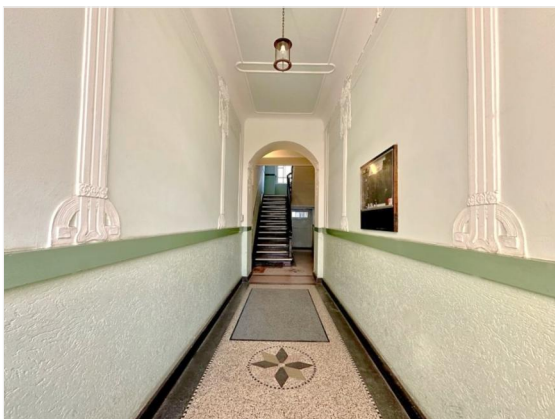


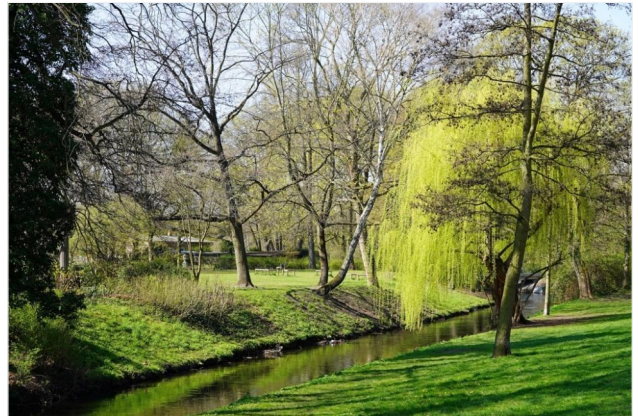
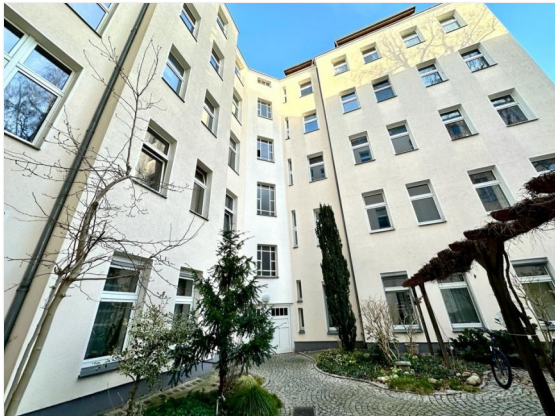


City area

Located in the north part of Berlin, Wedding is the future developing area of Berlin thanks to its optimal location between the city airport and center of Berlin-Mitte. After having sheltered the Turkish communities for a long time, it opened up to many cultures and attracted more and more new residents. Along the Panke River, a tributary of the Spree, the newly built docks offer many opportunities for hiking, both cycling and walking. In the heart of the area, the pleasant Volkspark Humbolthain is an islet of greenery. It hosts watchtowers dating from the Second World War, which today are visited and offer a beautiful viewpoint of the area. In summer, it is nice to take a refreshing dip in Plötzensee, a lovely lake nestled in the heart of Wedding and very popular with Berliners. Shopping lovers will also be pleased with the large shopping center in Gesundbrunnen.







Panke



Schloss Schönhausen Pankow



Grundriss

Floor plan



Grundriss

Floor plan

