



For Sale

Johannes Camphuijsstraat 204
2593 CW Den Haag

Ground floor apartment, Apartment, 76m²

Vraagprijs € 439.000 k.k.

Price	€ 439.000 k.k.
Status	Sold
Acceptance	In consultation
Apartment type	Ground floor apartment, Apartment
Bottom floor	1
Build type	Existing
Build year	1914
Maintenance	Good
Maintenance outside	Good
Living surface	76m ²
Volume	307m ³
Rooms	4
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Glass fiber, Natural ventilation, Cable tv
Energy label	D
Isolation	Partial insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Intergas HRE (2023, Combined furnace, Owned)
Location	Near quiet road, In residential area
Garden	Backyard
Backyard	Northeast, 43m ² , 770×693cm
Shed	Free standing, wood

SUPER CUTE AND BRIGHT, WELL-MAINTAINED 4-ROOM GROUND FLOOR APARTMENT WITH LOTS OF ATMOSPHERE, LUXURY MODERN KITCHEN (2022), MODERN BATHROOM, AND A LUXURIOUS SPACIOUS BACK GARDEN IN THE MOST DESIRABLE BEZUIDENHOUT!

This charming apartment with a lovely private garden has been meticulously lived in by the current owners and partially modernized. It is therefore in excellent condition and ready to move in! Furthermore, the property is ideally located in the heart of the popular Bezuidenhout neighborhood. Public transport is just a stone's throw away, with two trams and a bus running directly to The Hague Central Station, the city center, the beach, and the Mall of the Netherlands. Furthermore, the lively Theresiastraat, the Haagse Bos, and Laan van NOI station are just a few minutes' walk away. The Hague Central Station and the city center are both easily accessible by bike. The highways to Amsterdam, Rotterdam, and Utrecht are also just a few minutes away by car.

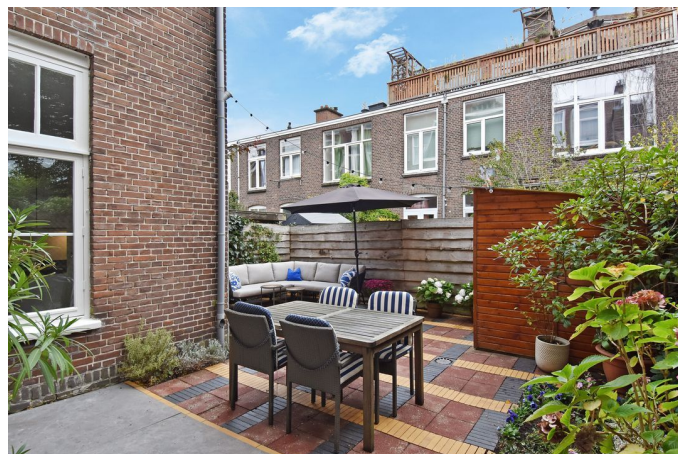
Layout:

Entrance hall, porch, spacious hall with beautiful granite flooring, two large built-in closets, and a separate toilet with a hand basin. A wonderfully inviting and bright living/dining room en suite with built-in closets, molded ceilings, original fireplaces, and beautiful laminated parquet flooring. French doors from the dining room open onto the well-maintained and landscaped spacious back garden with a detached wooden shed. At the rear is a large kitchen, renovated by the current owners in 2022 and equipped with a composite countertop and all necessary built-in appliances (refrigerator, induction cooktop with integrated extractor hood, dishwasher, and combination oven). The kitchen also provides access to the garden. The first bedroom is at the front, while the second bedroom/study at the rear has French doors opening onto the garden and also access to the modern bathroom with a spacious walk-in shower, vanity, heated towel rail, and space for the washing machine and dryer.

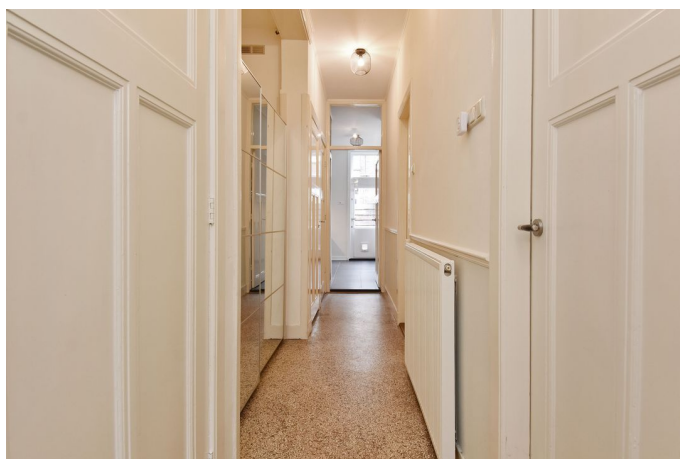
Details:

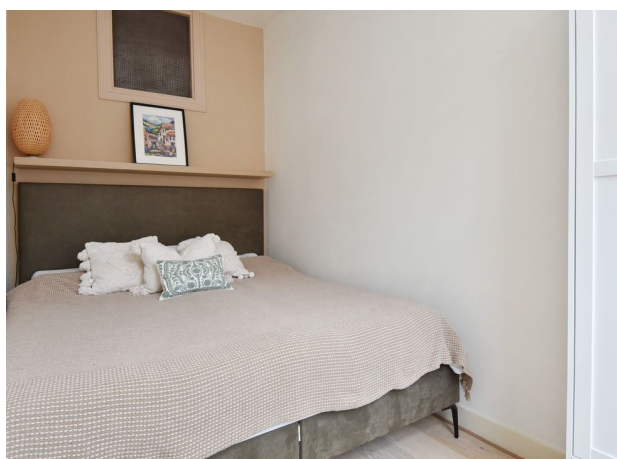
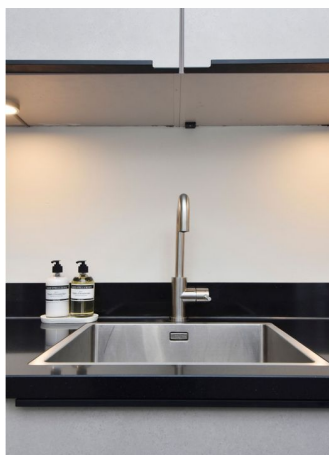
- Freehold land
- Active homeowners' association (3 members), monthly fee € 75,-
- Professional manager, long-term maintenance plan (MJOP), collective building insurance, Chamber of Commerce registration
- Heating via Intergas HRE combi boiler (2023)
- New luxury kitchen (2022)
- New front door (2024)
- Front features uPVC window frames with HR++ glazing
- Rear features wooden window frames with partially double (HR++) glazing and mostly single glazing
- Electrical system with 10 circuits and 3 earth leakage circuit breakers
- Due to the year of construction, the age and materials clause applies
- Delivery upon agreement

This information has been compiled with due care. However, we accept no liability for any incompleteness, inaccuracy, or otherwise, or the consequences thereof. All stated dimensions and surface areas are indicative.







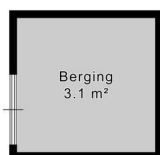






1.78 m

Berging H=1,75m



1.73 m