



## 2-room apartment with balcony in the centre of Trutnov

Slévárenská, Trutnov, Trutnov

**1 699 000 CZK**

As part of our ALL INCLUSIVE services, we are offering for purchase a 2-room apartment with balcony in personal ownership and suitable for partial reconstruction in the very heart of Trutnov in the Krkonoše Mountains. This apartment unit is located on the 3rd floor and is oriented to the east. Thanks to its disposition of 2 rooms with an area of almost 37 m<sup>2</sup> and a nice balcony of 3.5 m<sup>2</sup> this is suitable housing for a young couple for example, or as an interesting investment opportunity. The apartment has new plastic windows, is very bright and is offered unfurnished. The sale also includes a storage cubicle measuring 1.5 m<sup>2</sup> located in the basement of the house. The layout of the apartment is as follows - hallway, pantry, bathroom with shower and toilet, bedroom and living room with kitchenette and balcony access. The balcony provides plenty of space to sit with a coffee or a glass of wine after a busy day. Amongst the common areas of the house available for use is a drying room on the same floor as the apartment as well as a room for storing bicycles or prams etc. For parking needs, you can use the parking spaces in front of the house where you can always easily find a place to park your car. The apartment house is in a quiet location and yet only a few minutes' walk from the city centre with all its amenities. The bus station and Billa supermarket are nearby and the square can be reached on foot in 15 minutes. Monthly deposit for services and energy is CZK 3,100. If you are interested in an apartment do not hesitate to contact us. We will be happy to welcome you on a non-binding tour.

### PRICE

Price flat	1 699 000 CZK
Text	RESERVED

### LOCATION

City	Trutnov
Street	Slévárenská
House number	hide

### INFORMATION ABOUT THE PROPERTY

Typ smlouvy	Sale
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Order number	0396
Date	07.01.2022
Object kind	Panel
Object placing	Village centre
Equipped	No
Number of building floors	8
Total floor area m <sup>2</sup>	38
Other	Lift
Building	Others

## ABOUT FLAT

Category	Flats
Number of floor in building	3
Flat kind	1+1
Ownership	personal
Condition flat	Good
Waste	Sewerage
Gas	Gas line

## ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	Zs.energy.efficiency.rating.C (příloha)
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.
Energy intensity number	120,3 kWh/m <sup>2</sup> za rok