



HAARLEMMERWEG 221-A

A bright corner apartment with a good lay-out at the second floor with three bedrooms and a sunny balcony. Located in a popular area of Amsterdam, with a view on the parc Westerpark and 10 minutes cycling from the city centre.

ASKING PRICE € 414.000,= K.K.

Location

The apartment is located in the district Amsterdam West, in the Westerpark neighbourhood area, very close to the city centre. There are plenty of shops at walking distance to do your daily shopping; supermarkets, bakery, butcher, cheese shop, liquor store and fish shop. Opposite the apartment is the Westerpark park with many restaurants, bars, a movie theatre and other nightlife opportunities: e.g. Westergasterras, Pacific Parc, Ketelhuis and brewery Troost. The park also offers the opportunity for BBQing and doing sports. There are public tennis courts and an outdoor swimming pool is nearby. A variety of sport clubs are nearby, like football, hockey and korfbal. Throughout the year there are cultural events and festivals in the park: e.g. Sunday Market, Fashion Week and Picnic.

Description of the apartment

The four room apartment (three bedrooms and a living room) of approximately 97 m² is located at the second floor and is accessible with a stairs and elevator. In the basement there is storage of approximately 6 m². The entire apartment building is very well insulated. It has double glazing, cavity walls, concrete flooring and a concrete foundation. The apartment was built in 1998 using the most environmental friendly materials and insights. The apartment is located north-south, with big windows facing south and small facing north. In recent years, the apartment owners have installed about 130 solar panels on the roof, sufficient to meet the annual demand of the electricity used by the elevators, water pumps and lighting for the general spaces in the building. The apartment building is part of a terrain called Ecowijk (ecological terrain), an environmental friendly terrain not accessible for motorised vehicles. The Ecowijk consists of different buildings all constructed with red clay bricks, situated in a parky environment. The city centre is 10 minutes cycling. For more information: <https://gwl-terrein.nl/bezoekers/gwl-terrain-an-urban-eco-area/>

Layout

Entrance, spacious hall with wardrobe closet, three bedrooms, closet with district heating installation and mechanical ventilation system, bathroom, spacious living room with entrance to the sunny balcony facing south, dining room with a semi open kitchen. Separate storage in the basement of the building.

Kitchen

Semi open kitchen with a white tiled rear wall, both wall and base kitchen cabinets, sink, build-in oven, 4-ring cooker with stainless steel rear panel, extractor hood, build-in dishwasher, separate refrigerator and freezer, and a microwave.

Bathroom and toilet

Separate toilet with sink.

Bathroom with double sink and wooden cabinets, two mirrors, a bath with shower, towel radiator, wooden towel cabinet, washing machine, tumble dryer. The floor tiles are grey and the wall tiles white.

Technical installations

Heating and warm water is provided by a district heating system.
Modern RCD panel and intercom.

Owners Association

The apartment building is very well managed and maintained by the owners association "GWL-Terrein Haarlemmerweg blok 2-C". The administration of the association is managed by an independent professional organisation 'VvE Metea (www.vvemetea.nl). The service charge is € 149,32 per month. The owners association is very active with a good financial position and regular updates of the multi-year maintenance plan. The association is registered at the chamber of commerce in Amsterdam.

Transportation

The apartment is easily accessible by car using the highway A-10, exit S103. Bus stop 21 and 753 and tram stop 10 are minutes walking from the apartment. Train stations Amsterdam Sloterdijk and Amsterdam Central are 10 minutes cycling away. The apartment is located in an area with a licensing system for car parking.

Details / features

Corner apartment

Environmentally friendly building

Built in 1998

Three bedrooms

Balcony facing south

Accessible via elevator and stairs

Wooden floor (no laminate) in living room

Double glazing everywhere

Storage in basement

Leasehold for the land paid until 2046

10 minutes cycling from Amsterdam city centre

NEN measuring certificate

Buyer will automatically be a member of the 'Koepelvereniging GWL-terrein', the association that is responsible for preserving the environmental character and stimulating the social cohesion of the 'Ecowijk' terrain.

Annex

Floor map

The information in this brochure has been carefully compiled. However, we accept no responsibility for any incomplete or incorrect information. Measurements and surface areas are for reference only.

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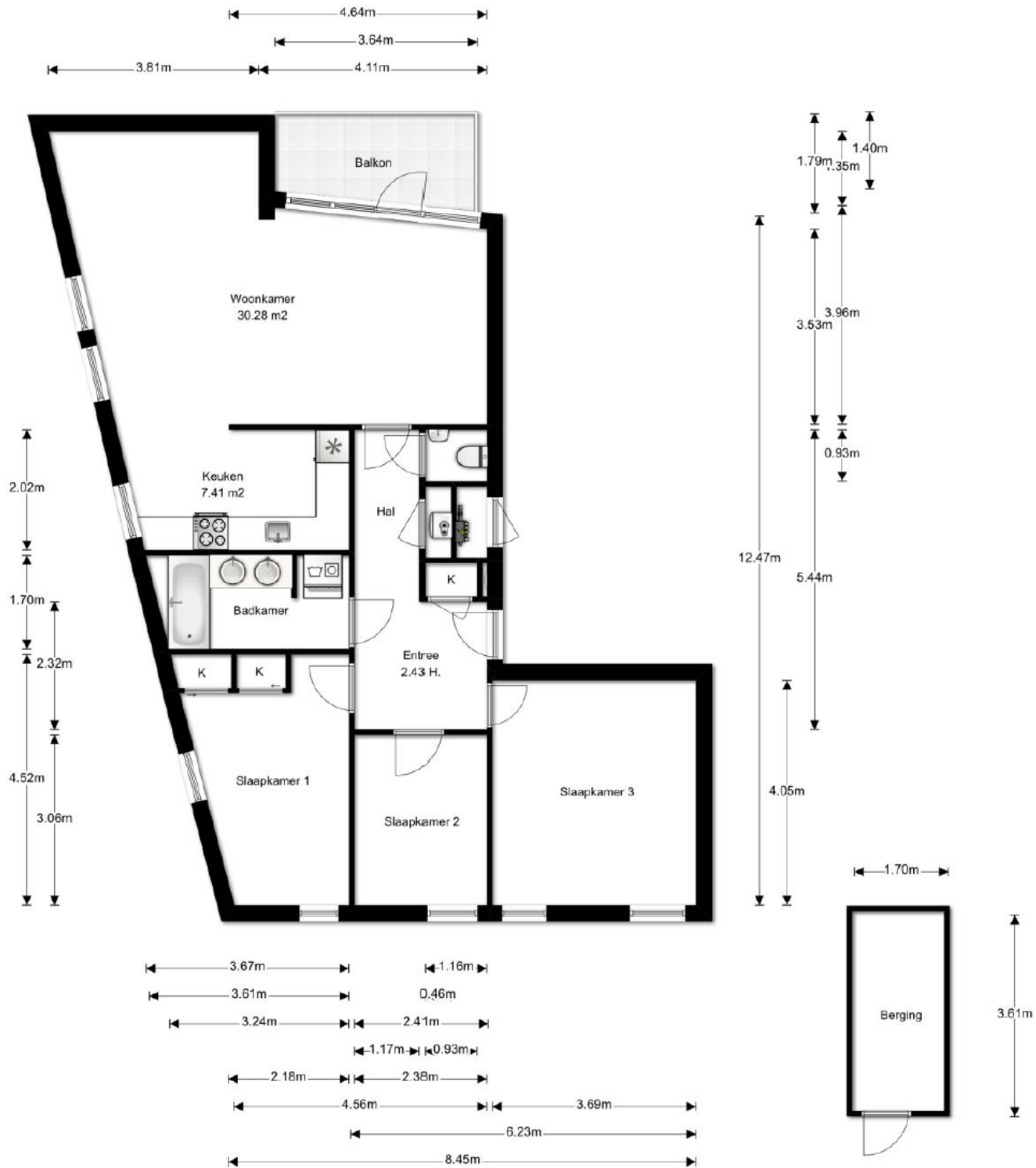
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General

We advise you to seek expert advice from a certified or registered real estate agent prior to entering into an agreement.

We will only accept written bids that are accompanied by valid proof of identity.

The deed of sale will be drawn up one week after an agreement on price has been reached using the template from the Koninklijke Notariele Beroepsorganisatie, Ring Amsterdam. The notary may be selected by the buyer and will be located in the Amsterdam area or within a radius of 5km from the house that is being purchased. Should the buyer wish to select a notary outside the designated area, then the seller and their real estate agent are authorized to charge expenses. These expenses will be based on the extra effort incurred in relation to time and materials. The expenses will be calculated based on an hourly rate that will be provided later and a mileage compensation of 15 cent per kilometer.

The seller does not possess an energy performance certificate or similar document as mentioned in the energy performance regulation for buildings nor are they planning to obtain such documentation.

Within 28 days of signature of the deed of sale, the buyer is required to provide a guarantee equal to 10% of the purchase price or deposit the same amount with the designated notary.

Our activities are governed by the general consumer terms and conditions of the NVM.