

FOR RENT

Covers wonen
MAKELAARS

# Nicolaas Beetsstraat

UTRECHT

RENT

**€ 2,975** per month

COVERSWONEN.NL

030 - 25 20 500

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FOR RENT · APARTMENT · MAISONETTE

# Nicolaas Beetsstraat, Utrecht

| 121 m² | 2 | 4 | 1860 | C | 402 m³ |
|---|---|---|---|---|---|
| LIVING AREA | BEDROOMS | ROOMS | BUILT | ENERGY LABEL | VOLUME |

Located in the district "Hoogh Boulandt", on the edge of the old city center, on the former AZU site is this beautiful and modern finished 2-bedroom apartment with loft style high ceilings, large windows, and two bedrooms each with a private bathroom around the corner from the Zocherpark, the Oudegracht, Twijnstraat and the Ledig Erf.

Furnished | On a quiet road | In the centre | In a residential area | Mechanical ventilation | Cable TV







NICOLAAS BEETSSTRAAT, UTRECHT





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DESCRIPTION

# About this property

The arterial roads are easily accessible and the apartment is also within minutes of Utrecht Central Station and Vaartsche Rijn. Via the footbridge over the Singel you are directly in the Zocherpark from where you quickly reach the Oudegracht and the Twijnstraat. Here you will find specialty stores and daily shopping opportunities in addition to all the Horeca facilities.

## LAYOUT

Communal closed entrance with bell platform (videophone system) and access to the stairwell and elevator.

## FIRST FLOOR

Entrance, spacious hall, with access to toilet with fountain, access to the spacious bright living room with high ceilings and windows. The open has a fridge and a separate freezer, electric induction hob, extractor, combination oven and a boiling water tap The bedroom on the first floor has bathroom with shower, sink and cabinet.

## SECOND FLOOR

Through the staircase in the spacious hall you get to the landing area, here you will find the boiler, a washer as well as a dryer. From here you reach an open space which can be used as a study or recreational room, from here you have a nice wide view to the outside because of the high windows in the living room. Through the landing you reach the spacious master bedroom with private bathroom with a double sink cabinet, toilet, walk-in shower and a hot tub.

The complex has a communal garden.

## PARTICULARS

- Rent price € 3.150,00 excl. utilities, internet and TV;
- Rental period: minimum 12 months (intermediate rent - Model C agreement);
- The apartment is fully- furnished;
- Pets are not allowed;
- Start date: 01-10-2026;
- Suitable for a working couple, no house sharing;
- The security deposit equals 2 months rent;
- Income requirement is 3 times the monthly rent;
- Mandatory professional final cleaning to be deducted from the security deposit.

This information has been compiled by us with due care. No liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof.

SPECIFICATIONS

# Nicolaas Beetsstraat, Utrecht

## TRANSFER

| | |
|---|---|
| Rent | € 2,975 per month |
| Status | Available |
| Acceptance | Immediately |

## CONSTRUCTION

| | |
|---|---|
| Type of property | Apartment · Maisonette |
| Built | 1860 |
| Construction type | Existing build |
| Maintenance inside | Good to excellent |
| Maintenance outside | Good to excellent |
| Particulars | Furnished |

## AREAS AND VOLUME

| | |
|---|---|
| Living | 121 m² |
| Volume | 402 m³ |

## LAYOUT

| | |
|---|---|
| Number of rooms | 4 rooms (2 bedrooms) |
| Number of bathrooms | 2 |
| Bathroom facilities | Washbasin, Vanity unit, Walk-in shower, Bath, Toilet, Jacuzzi, Double washbasin |
| Kitchen | Open kitchen, Built-in appliances |
| Number of floors | 2 |
| Located on | Floor 2 |
| Facilities | Mechanical ventilation, Cable TV, Natural ventilation |

## ENERGY

| | |
|---|---|
| Energy label | C |
| Insulation | Roof insulation, Double glazing |
| Heating | District heating |
| Hot water | Elektrische boiler eigendom, District heating |

## OUTDOOR SPACE

| | |
|---|---|
| Location | On a quiet road, In the centre, In a residential area |
| Garden | No garden |

## PARKING

| | |
|---|---|
| Type of parking | Public parking, Paid parking, Parking permits |

## CADASTRAL DETAILS

| | |
|---|---|
| Parcel | Catharijne D 8513 |

## OWNERS' ASSOCIATION (VVE)

| | |
|---|---|
| Registered with the Chamber of Commerce | No |
| Annual meeting | No |
| Periodic contribution | No |
| Reserve fund | No |
| Maintenance plan | No |
| Building insurance | No |

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WANT TO KNOW MORE OR VIEW THE PROPERTY?

# Get in touch with us

Covers Wonen Makelaars
Nieuwegracht 26
3512 LS Utrecht

030 - 25 20 500
info@coverswonen.nl
coverswonen.nl

VIEW THE PROPERTY ONLINE