

FOR SALE

Covers wonen
MAKELAARS

Brigittenstraat 1 H

UTRECHT

ASKING PRICE

€ 475,000 k.k.

COVERSWONEN.NL

030 - 25 20 500

This brochure has been compiled with care from the information provided by the seller and the agent. No rights can be derived from its contents; measurements are indicative and may differ. A viewing gives the best impression of the property.



FOR SALE · APARTMENT · WALK-UP APARTMENT

Brigittenstraat 1 H, Utrecht

63 m²	1	2	1633	C	207 m³
LIVING AREA	BEDROOMS	ROOMS	BUILT	ENERGY LABEL	VOLUME

Super atmospheric apartment (63 m²) in a listed building on Brigittenstraat in the historic center of Utrecht. This unique building with multiple apartments is located right in the middle of the Museum Quarter. Brigittenstraat itself is a one-way street running from Lepelenburg to Nieuwegracht.

Listed building · Furnished · On a quiet road · In the centre · Mechanical ventilation · Cable TV







BRIGITTENSTRAAT 1 H, UTRECHT







BRIGITTENSTRAAT 1 H, UTRECHT

DESCRIPTION

About this property

Living in the historic center is an experience. Picking up your fresh bread early in the morning at Bakkerij Moolenbeek on Nieuwegracht, or kicking off the weekend at the end of the week at the local bars and restaurants. With Burgemeester Reigerstraat and Twijnstraat just a few minutes' bike ride away, you are truly right in the middle of everything that makes Utrecht such an incredibly cozy and fun place to live. Of course, Central Station is also close by, just a short fifteen-minute walk away. Park Lepelenburg is a lively park at the end of Brigittenstraat. It is part of the larger Zocherpark and a popular spot for picnicking, exercising, and enjoying the sun.

Brigittenstraat 1 is located directly at the beginning of the street, on the southern side. The substantial house is a national monument. The property consists of three sections connected by a stately 18th-century staircase. The building has served many different functions, such as a monastery, a music school, and also as a residence. The oldest record of a resident dates back to 1653. The last, thorough renovation took place in 2016. The fitted kitchens are beautifully designed and equipped with high-quality appliances. A wonderful place to live in peace and quiet, yet in the bustling city center of Utrecht.

GROUND FLOOR

Access to the spacious hall, which provides access to the basement with private storage units and the staircase to the upper floors. In the basement, you have your own storage unit, and the individual meter cupboards are also located here.

SECOND FLOOR

You reach the second floor via a spacious hall with a stately staircase. You enter the spacious living room with an open kitchen through the hall. In the living room, there is a staircase to the upper floor. The kitchen is finished in a beautiful color scheme that complements the apartment. The kitchen is equipped with a refrigerator, electric hob, extractor hood, microwave, and dishwasher. From the window in the living room, there is a view of the Dom!

MEZZANINE

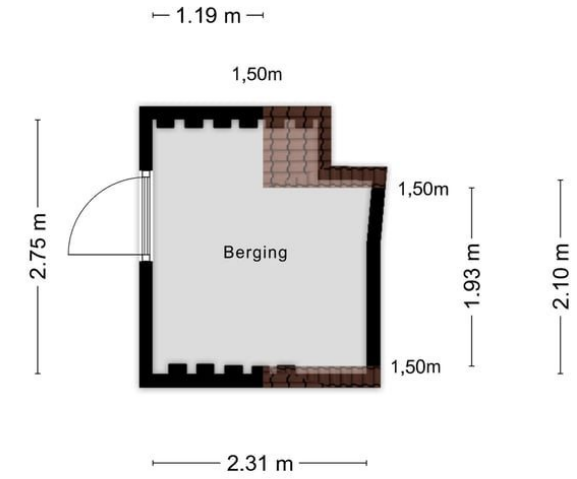
A sturdy staircase leads to the mezzanine sleeping floor. Here, the bedroom is furnished with a double bed. The bathroom is equipped with a sink, a toilet, and a shower. The washer-dryer combination is also located here.

SPECIAL FEATURES

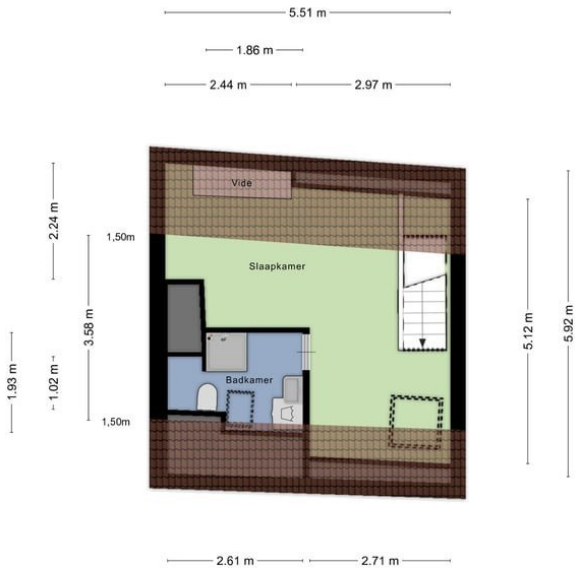
- Quiet living in the 'heart' of the city, a stone's throw from Park Lepelenburg;
- The furniture can be sold along with the property, subject to agreement;
- The seller owns multiple apartments, alongside 3 other owners. The Owners' Association (VvE) has been established and is active;
- The service charges amount to € 180.15 per month;
- Multi-Year Maintenance Plan (MJOP) is in place, as well as joint building insurance, bank account, etc.;
- Maintenance of the central heating boilers and mechanical ventilation falls under the responsibility of the VvE and is included in the service charges; - Storage in the basement;
- Energy label C;
- Completion: by mutual agreement/can be quick.

FLOOR PLANS

Brigittenstraat 1 H



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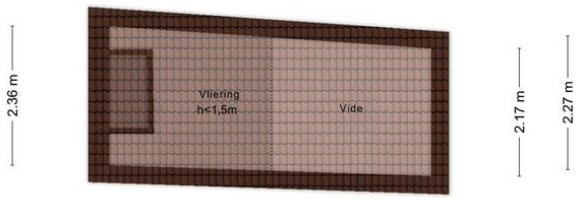
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FLOOR PLANS

Brigittenstraat 1 H



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SPECIFICATIONS

Brigittenstraat 1 H, Utrecht

TRANSFER

Asking price	€ 475,000 k.k.
Service costs	€ 180 per month
VvE contribution	€ 180 per month
Status	Available
Acceptance	By arrangement

CONSTRUCTION

Type of property	Apartment · Walk-up apartment
Built	1633
Construction type	Existing build
Roof	Composite roof
Maintenance inside	Good
Maintenance outside	Good
Particulars	Listed building, Furnished

AREAS AND VOLUME

Living	63 m²
External storage	6 m²
Volume	207 m³

LAYOUT

Number of rooms	2 rooms (1 bedroom)
Number of bathrooms	1
Bathroom facilities	Toilet, Shower, Washbasin, Washing machine connection
Kitchen	Open kitchen, Kitchen-diner
Number of floors	2
Located on	Floor 3
Facilities	Mechanical ventilation, Cable TV

ENERGY

Energy label	C
Insulation	Fully insulated
Heating	Central heating boiler
Hot water	Central heating boiler

OUTDOOR SPACE

Location	On a quiet road, In the centre
Garden	No garden
Shed/storage	Indoor

PARKING

Type of parking	Paid parking

CADASTRAL DETAILS

Ownership	Freehold
Parcel	Utrecht B 5585

OWNERS' ASSOCIATION (VVE)

Registered with the Chamber of Commerce	Yes
Annual meeting	Yes
Periodic contribution	Yes
Reserve fund	Yes
Maintenance plan	Yes
Building insurance	Yes

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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