

Covers wonen
MAKELAARS

Tolsteegplantsoen 3

UTRECHT

ASKING PRICE
€ 375,000 k.k.

COVERSWONEN.NL
030 - 25 20 500

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SOLD · APARTMENT · WALK-UP APARTMENT

Tolsteegplantsoen 3, Utrecht

61 m²	2	3	1957	C	218 m³
LIVING AREA	BEDROOMS	ROOMS	BUILT	ENERGY LABEL	VOLUME

Bright and practically laid-out 3-room apartment with two balconies in the popular Tolsteeg neighborhood!

By a park | On a busy road | On a quiet road | In a residential area | Open view | Natural ventilation

DESCRIPTION

About this property

Are you looking for a great starter apartment in a prime location in Utrecht? This spacious 3-room apartment in the popular Tolsteeg district offers it all. The property features two bedrooms, two balconies, plenty of natural light, and a private storage unit in the basement. A major plus is the green space at the front belonging to the apartment complex. The apartment is situated on the first floor of a well-maintained complex, just a stone's throw from the city center. The location is ideal: walk from your front door to the charming Twijnstraat for your daily groceries, enjoy a drink at Ledig Erf, or explore the restaurants and cafés at Rotsoord, Oosterkade, and the surrounding area. Vaartsche Rijn station is also nearby. With a bus stop right outside and various arterial roads within easy reach, this is a fantastic base for getting around the city and beyond.

The Smaragdplein shopping center, offering shops for all daily necessities, is just a short walk away. The apartment is available for immediate occupancy and ready for a new resident.

LAYOUT

GROUND FLOOR

The communal entrance leads to the stairwell and up to the first floor. Upon entering, you arrive in the central hallway, which provides access to almost all rooms. Thanks to large windows, the spacious living room is wonderfully bright and offers plenty of room for a comfortable seating area and a dining table. French doors open directly from the living room onto the spacious west-facing balcony—a lovely spot to enjoy the afternoon and evening sun at the end of the day.

The neat, modern kitchen is located on the other side of the apartment and is equipped with various built-in appliances and a washer-dryer combination (which will remain in the property). The second balcony, facing east, is accessible from the kitchen. Here, you can enjoy a peaceful start to the day with a cup of coffee in the morning sun. The apartment features a spacious bedroom accessible from the living room via French doors; there is also direct access from the bedroom to the bathroom. The bathroom is equipped with a washbasin and a shower. The separate toilet is located in the hallway.

The second room is accessible from the hallway and is currently set up as a study, though it could easily serve as a second bedroom, home office, or hobby room. Finally, the apartment includes a private storage unit in the building's lower level—ideal for storing bicycles and other belongings.
In short: a complete and spacious apartment filled with natural light, featuring two balconies, two bedrooms, and an excellent location. With Utrecht's vibrant city life just around the corner, daily amenities within walking distance, and great connections to the rest of the city, this is a wonderful place to call home.

KEY FEATURES

- Living area approximately 61 m²;
- Built in 1957;
- Two balconies, offering sunlight on both sides;
- Non-occupancy clause applies (the apartment was previously rented out);
- Private storage unit of approximately 6 m²;
- Heating and hot water via a central heating combi-boiler;
- Municipal monument;
- HOA service charges: €118 per month;
- Public transport, shops, and the city center within short walking distance;
- Parking via permit or paid parking;
- Delivery date to be agreed upon.

SPECIFICATIONS

Tolsteegplantsoen 3, Utrecht

TRANSFER

Asking price	€ 375,000 k.k.
Service costs	€ 118 per month
VvE contribution	€ 118 per month
Status	Sold
Acceptance	By arrangement

CONSTRUCTION

Type of property	Apartment · Walk-up apartment
Built	1957
Construction type	Existing build
Roof	Flat roof
Maintenance inside	Good
Maintenance outside	Good

AREAS AND VOLUME

Living	61 m²
Building-related outdoor space	8 m²
External storage	6 m²
Volume	218 m³

LAYOUT

Number of rooms	3 rooms (2 bedrooms)
Number of bathrooms	1
Bathroom facilities	Shower, Washbasin
Kitchen	Built-in appliances, Closed kitchen
Number of floors	1
Located on	Floor 1
Facilities	Natural ventilation

ENERGY

Energy label	C
Heating	Central heating boiler
Hot water	Central heating boiler
Boiler	Gas, Owned

OUTDOOR SPACE

Location	By a park, On a busy road, On a quiet road, In a residential area, Open view
Garden	No garden
Balcony/roof terrace	Balcony
Shed/storage	Indoor, With electricity

PARKING

Type of parking	Paid parking, Parking permits

CADASTRAL DETAILS

Ownership	Freehold
Parcel	Tolsteeg B 1839

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

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