

FOR SALE

Covers wonen
MAKELAARS

Loderlaan 15

UTRECHT

ASKING PRICE

€ 330,000 k.k.

COVERSWONEN.NL
030 - 25 20 500

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FOR SALE · APARTMENT · WALK-UP APARTMENT

Loderlaan 15, Utrecht

72 m²	3	4	1964	E	237 m³
LIVING AREA	BEDROOMS	ROOMS	BUILT	ENERGY LABEL	VOLUME

Bright, renovated, and comfortable 4-room apartment with a balcony, located in Transwijk-Noord—just around the corner from Utrecht's city center and Park Transwijk.

On a quiet road | In a residential area | Mechanical ventilation







LODERLAAN 15, UTRECHT







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LODERLAAN 15, UTRECHT

DESCRIPTION

About this property

Situated on the top floor, the apartment features a light-filled living room, three bedrooms, and a balcony. A great advantage is that the property has recently been painted and plastered, ensuring a solid, refreshed foundation. Additionally, you have access to your own private storage unit on the ground floor.

The location makes this apartment well worth considering. It is situated in the Transwijk-Noord neighborhood of Utrecht. For daily groceries, you can visit local shops, and the Nova shopping center is less than a 5-minute bike ride away. You can also enjoy some relaxation in Park Transwijk, which is about a 5-minute cycle from the property. Public transport links are excellent; bus and tram stops—with direct connections to Utrecht Central Station—are located right outside. Major arterial roads, such as the A12 and A2, are also easily accessible. Public street parking is available.

Furthermore, various schools, sports facilities, and playgrounds are just around the corner, making this apartment an ideal choice for a wide range of residents.

LAYOUT

GROUND FLOOR

The communal entrance, featuring a mail area and letterboxes, leads into a central hall. From here, you can access the storage unit and the stairwell that leads up to the apartment.

FOURTH FLOOR

Upon entering, you arrive in a hallway that provides access to all rooms. The living room is wonderfully spacious, offering plenty of room for both a comfortable seating area and a dining space.

Large windows allow for an abundance of natural light, creating a pleasant and bright living environment. Adjacent to the living room is the kitchen, equipped with various built-in appliances, including a dishwasher, a combination oven/microwave, a gas stove with an extractor hood, a fridge-freezer, and ample cupboard space. The kitchen also provides access to a balcony, which offers a pleasant view of the neighborhood's greenery.

The apartment features three bedrooms. The primary bedroom includes a small sink and—much like the kitchen—offers access to the balcony. The other two bedrooms are versatile and can be used for various purposes, such as a comfortable home office, a cozy children's room, or a welcoming guest room.

Additionally, the hallway provides access to a separate toilet and a bathroom, which is fitted with a walk-in shower, a sink with a vanity unit, a washing machine, and a dryer.

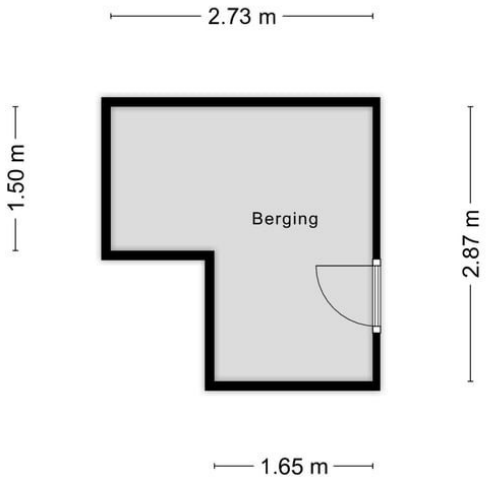
KEY DETAILS

- Living area of 72 m²;
- Private storage unit of 6 m²;
- Good accessibility to the city center;
- Financially sound Owners' Association (VvE), currently working on sustainability improvements;
- Monthly VvE contribution: €199;
- Located a short distance from the green Park Transwijk and the Nova shopping center;
- Availability: immediate.

FLOOR PLANS

Loderlaan 15





Aan de plattegronden kunnen geen rechten worden ontleend
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SPECIFICATIONS

Loderlaan 15, Utrecht

TRANSFER

Asking price	€ 330,000 k.k.
VvE contribution	€ 199 per month
Status	Available
Acceptance	By arrangement (kan direct)

CONSTRUCTION

Type of property	Apartment · Walk-up apartment
Built	1964
Construction type	Existing build
Roof	Flat roof
Maintenance inside	Good
Maintenance outside	Good

AREAS AND VOLUME

Living	72 m²
Building-related outdoor space	2 m²
External storage	6 m²
Volume	237 m³

LAYOUT

Number of rooms	4 rooms (3 bedrooms)
Number of bathrooms	1
Bathroom facilities	Shower, Washbasin
Kitchen	Built-in appliances, Closed kitchen
Number of floors	1
Located on	Floor 5
Facilities	Mechanical ventilation

ENERGY

Energy label	E
Insulation	Double glazing
Heating	Central heating boiler
Hot water	Central heating boiler
Boiler	Owned

OUTDOOR SPACE

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

PARKING

Type of parking	Public parking

CADASTRAL DETAILS

Parcel	Utrecht S 1349

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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VIEW THE PROPERTY ONLINE