

Covers wonen
MAKELAARS

Vasco da Gamalaan 115

UTRECHT

ASKING PRICE
€ 300,000 k.k.

COVERSWONEN.NL
030 - 25 20 500

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SOLD SUBJECT TO CONDITIONS · APARTMENT · GALLERY APARTMENT

Vasco da Gamalaan 115, Utrecht

64 m²	2	3	1988	B	210 m³
LIVING AREA	BEDROOMS	ROOMS	BUILT	ENERGY LABEL	VOLUME

A comfortable three-room flat (energy rating B) with a lovely, spacious balcony overlooking the water and greenery, just round the corner from Park Transwijk and Utrecht city centre.

Sun terrace · Accessible for the elderly · Accessible for the disabled · Mechanical ventilation · Fibre optic cable · Natural ventilation







VASCO DA GAMALAAN 115, UTRECHT





VASCO DA GAMALAAN 115, UTRECHT

DESCRIPTION

About this property

This well-planned flat, with a light and airy living room, a semi-open-plan kitchen and a wonderfully spacious balcony overlooking the water and the greenery, is a place where you'll feel right at home straight away. What's more, you'll be living just round the corner from the leafy Park Transwijk, the Nova shopping centre and the bustling city centre of Utrecht. The complex has a friendly atmosphere and, in addition to the lovely flat, also features a handy storage room on the ground floor.

A lovely combination of comfortable living, green surroundings and all the city's amenities within easy reach! You can cycle to Dom Square in under 15 minutes. All amenities are also just a 4-minute cycle away at the Nova shopping centre. For your daily shopping, the Vasco da Gamalaan shopping centre is just across the road from the apartment block.

Various schools and playgrounds are also just round the corner. This makes this flat ideal for a wide range of people.

Public transport links are excellent. Trams and buses all go to Utrecht Central Station. Furthermore, the main roads are ideal. Street parking is available.

LAYOUT

GROUND FLOOR

The spacious hall, featuring letterboxes, a doorbell panel and access to the storage rooms and rear exit, is clearly laid out. The lift and staircase provide access to the first floor.

FIRST FLOOR

The balcony is welcoming, spacious and perfect for enjoying the sunshine.

The entrance hall leads into a lovely hallway with space for a coat rack. From here, there is access to all the rooms.

The living room is spacious enough for a lovely sitting and dining area. More light can be brought in with a simple alteration. The kitchen is fitted with various built-in appliances and has plenty of storage space. The unobstructed view from this flat is fantastic. You look straight out onto the greenery of the trees, and when you sit on the lovely, spacious balcony, the view is wonderfully peaceful. Whether you start the day with a cup of coffee in the morning sun, fancy having lunch outdoors, or want to unwind with a drink after a busy day: this is a lovely place to relax and enjoy the 'outdoor life'.

The flat has two bedrooms. The master bedroom offers plenty of space for a comfortable bed and wardrobe space. The balcony is also accessible from this room. The second bedroom can be flexibly arranged as a study, children's room or guest room, depending on your living requirements.

In the hall, next to the bathroom, there is a separate toilet with a washbasin. The bathroom is practically laid out and fitted with a walk-in shower, a towel radiator, a washbasin with a vanity unit featuring handy drawers, a mirror cabinet and connections for a washing machine and tumble dryer.

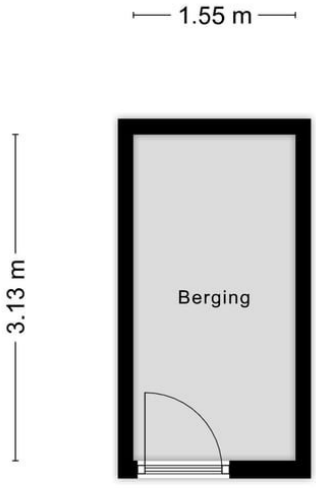
KEY FEATURES

- Energy label B (valid until 2036);
- Combi boiler from 2025;
- Leasehold bought out;
- Spacious north-west-facing balcony;
- Separate toilet with washbasin;
- A short distance from the leafy Transwijk neighbourhood;
- Good access to Utrecht city centre;
- Handover: by arrangement.

FLOOR PLANS

Vasco da Gamalaan 115





Aan de plattegronden kunnen geen rechten worden ontleend
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SPECIFICATIONS

Vasco da Gamalaan 115, Utrecht

TRANSFER

Asking price	€ 300,000 k.k.
VvE contribution	€ 189 per month
Status	Sold subject to conditions
Acceptance	By arrangement

CONSTRUCTION

Type of property	Apartment · Gallery apartment
Built	1988
Construction type	Existing build
Roof	Flat roof
Maintenance inside	Good to excellent
Maintenance outside	Good
Particulars	Accessible for the elderly, Accessible for the disabled

AREAS AND VOLUME

Living	64 m²
Building-related outdoor space	8 m²
External storage	5 m²
Volume	210 m³

LAYOUT

Number of rooms	3 rooms (2 bedrooms)
Number of bathrooms	1
Bathroom facilities	Washbasin, Vanity unit, Walk-in shower, Washing machine connection
Kitchen	Semi-open kitchen
Number of floors	1
Located on	Floor 2
Facilities	Mechanical ventilation, Fibre optic cable, Natural ventilation

ENERGY

Energy label	B
Heating	Central heating boiler
Hot water	Central heating boiler
Boiler	Intergas, Gas, 2025, Owned

OUTDOOR SPACE

Garden	Sun terrace
Garden condition	Well kept
Balcony/roof terrace	Balcony
Shed/storage	Indoor, With electricity

PARKING

Type of parking	Public parking, Parking permits

CADASTRAL DETAILS

Ownership	Leasehold, bought off in perpetuity
Parcel	Utrecht R 643

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