

FOR SALE

Covers wonen
MAKELAARS

Van Heesstraat 75

UTRECHT

ASKING PRICE

€ 325,000 k.k.

COVERSWONEN.NL
030 - 25 20 500

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FOR SALE · APARTMENT · GALLERY APARTMENT

Van Heesstraat 75, Utrecht

55 m²	1	2	2005	B	184 m³
LIVING AREA	BEDROOMS	ROOMS	BUILT	ENERGY LABEL	VOLUME

Comfortable, modern 2-room corner apartment featuring a private parking space and a communal bicycle storage area. This apartment is situated on the second—and top—floor of a small-scale apartment complex.

On a quiet road · In a residential area · Open view · Open location · Mechanical ventilation · Lift







VAN HEESSTRAAT 75, UTRECHT





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DESCRIPTION

About this property

Thanks to its corner position, the apartment is bright and includes large, inviting French doors that open onto a Juliet balcony. The living room, which incorporates a modern open-plan kitchen, offers ample space for both a comfortable seating area and a dining table. The kitchen is in near-new condition and comes equipped with built-in appliances. The bedroom is exceptionally spacious; with two separate entrances, it is highly versatile—perfect for use as a home office, a space for a large wall-to-wall wardrobe, or any other configuration that suits your needs. The gallery (facing southwest) provides a great spot to set up a cozy outdoor lounge area.

The complex includes an elevator, a private parking space in an open courtyard, and a secure, shared bicycle storage facility located near the street.

The location is excellent for commuting to the city of Utrecht or traveling toward Amsterdam/Maarssen. For outdoor recreation, the area surrounding Slot Zuylen offers plenty of options, and the Vecht river—ideal for activities on or along the water—is just a stone's throw away. Shops for daily groceries are right around the corner. A bit further afield, you will find the Rokade shopping center (which includes a library), while the Bisonspoor shopping center in Maarssen offers an even wider range of amenities.

Public transport links are convenient, and the A2 motorway is easily accessible via the N230. The surrounding area is also highly bike-friendly; for instance, Domplein (in the heart of Utrecht) can be reached in approximately 15 minutes by bicycle.

LAYOUT

GROUND FLOOR

The intercom panel and mailboxes are located on the exterior. This level also houses the elevator, the stairwell, and a side entrance leading to the parking area. Second floor:
Entrance, hallway, utility cupboard (meter cupboard), and a bathroom equipped with a walk-in shower, a vanity unit with storage space, and a toilet. The bedroom is spacious and adjoins an additional area that could be used as a workspace, walk-in closet, or similar. From the hallway, you enter the generous living room, which offers an unobstructed view and features French doors opening onto a Juliet balcony. The living room also includes a new, high-end open-plan kitchen, equipped with a fridge-freezer combination, dishwasher, induction hob, and a combination oven. A side window by the kitchen provides extra natural light. Finally, there is a small storage room housing the central heating boiler and a washing machine connection.

OUTSIDE

You can access your private parking space via an open entrance at the rear of the complex. A secure, enclosed bicycle storage area is located at the edge of the courtyard.

DETAILS

- Energy label B;
- Well-maintained apartment;
- Elevator present;
- Private parking space;
- Owners' association (VvE) service charges: €182 per month;
- Financially sound owners' association;
- The property is being sold subject to a non-owner-occupancy clause;

- Available immediately.

FLOOR PLAN

Van Heesstraat 75



Aan de plattegronden kunnen geen rechten worden ontleend
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SPECIFICATIONS

Van Heesstraat 75, Utrecht

TRANSFER

Asking price	€ 325,000 k.k.
Service costs	€ 182 per month
VvE contribution	€ 182 per month
Status	Available
Acceptance	By arrangement

CONSTRUCTION

Type of property	Apartment · Gallery apartment
Built	2005
Construction type	Existing build
Roof	Flat roof
Maintenance inside	Good
Maintenance outside	Good

AREAS AND VOLUME

Living	55 m²
Volume	184 m³

LAYOUT

Number of rooms	2 rooms (1 bedroom)
Number of bathrooms	1
Bathroom facilities	Toilet, Shower, Washbasin, Vanity unit
Kitchen	Open kitchen, Built-in appliances
Number of floors	1
Located on	Floor 3
Facilities	Mechanical ventilation, Lift, French balcony, Natural ventilation

ENERGY

Energy label	B
Insulation	Fully insulated
Heating	Central heating boiler
Hot water	Central heating boiler
Boiler	Owned

OUTDOOR SPACE

Location	On a quiet road, In a residential area, Open view, Open location
Garden	No garden

PARKING

Type of parking	Public parking
Garage	Parking space

CADASTRAL DETAILS

Ownership	Freehold
Parcel	Zuilen B 4035

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