

Covers wonen
MAKELAARS

Oudenoord 515

UTRECHT

ASKING PRICE
€ 350,000 k.k.

COVERSWONEN.NL
030 - 25 20 500

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SOLD · APARTMENT · GALLERY APARTMENT

Oudenoord 515, Utrecht

54 m²	1	2	1958	D	179 m³
LIVING AREA	BEDROOMS	ROOMS	BUILT	ENERGY LABEL	VOLUME

Located on the edge of Utrecht’s historic city center, this two-room apartment—complete with a balcony and storage unit—is situated within a characterful, listed building complex!

Listed building | By a park | In a residential area | Cable TV | Paid parking | Parking permits

DESCRIPTION

About this property

The apartment is located on the first floor and features a delightful southwest-facing balcony. In addition to a pleasant, light-filled living room, there is a separate kitchen. There is an option to open up the kitchen further into the living area to allow for more natural light—a modification already carried out in several other apartments in the building. The bedroom is spacious, bright, and has direct access to the balcony. The storage unit is located in the lower section of the complex.

The building is designated as a municipal monument, and various authentic features have been preserved within the apartment itself, lending it a charming, atmospheric character.

This excellent location allows you to experience city life with leisure options right around the corner. A gym, the intimate Noordse Park, and activities along or on the Vecht River are all within easy reach. Furthermore, there are plenty of restaurants and cafés nearby, and the lively city center is within walking distance. Utrecht Central Station is just a 5-minute bike ride away, and a bus stop is located almost right outside the door. Parking is available via a permit system.

LAYOUT

Ground floor:
The entrance leads into a central hall containing the mailboxes. Here, you also have access to the storage unit and the communal bicycle storage area. The apartment on the upper floor is easily accessible via the stairwell or the elevator.

FIRST FLOOR

Upon entering, you find a practical hallway with connections for a washing machine and dryer. From here, there is access to all rooms.

The spacious living room features large windows that allow for an abundance of natural light. From here, you have access to the southwest-facing balcony, allowing you to enjoy the sun throughout the afternoon and evening. The kitchen is equipped with a freestanding induction cooktop, combination oven, dishwasher, and refrigerator; an electric water heater is also installed in the kitchen. The bathroom is neatly finished and features a washbasin, toilet, and a bathtub with a shower. The bedroom includes two built-in wardrobes and offers access to the balcony via a set of French doors.

KEY FEATURES

- Energy label D;
- Located in a listed apartment complex;
- Southwest-facing balcony;
- Block heating and a private electric water heater;
- Can be sold furnished if desired;
- Private storage unit and communal bicycle storage;
- Completion/handover in December 2026.

SPECIFICATIONS

Oudenoord 515, Utrecht

TRANSFER

Asking price	€ 350,000 k.k.
Service costs	€ 191 per month
VvE contribution	€ 191 per month
Status	Sold
Acceptance	On date

CONSTRUCTION

Type of property	Apartment · Gallery apartment
Built	1958
Construction type	Existing build
Roof	Flat roof
Maintenance inside	Good
Maintenance outside	Good
Particulars	Listed building

AREAS AND VOLUME

Living	54 m²
Building-related outdoor space	5 m²
External storage	5 m²
Volume	179 m³

LAYOUT

Number of rooms	2 rooms (1 bedroom)
Number of bathrooms	1
Bathroom facilities	Bath, Toilet, Washbasin
Kitchen	Closed kitchen
Number of floors	1
Located on	Floor 2
Facilities	Cable TV

ENERGY

Energy label	D
Insulation	Floor insulation, Partly double glazed
Heating	Block heating
Hot water	Elektrische boiler eigendom

OUTDOOR SPACE

Location	By a park, In a residential area
Garden	No garden
Balcony/roof terrace	Balcony
Shed/storage	Indoor, With electricity

PARKING

Type of parking	Public parking, Paid parking, Parking permits

CADASTRAL DETAILS

Ownership	Freehold
Parcel	Lauwerecht B 5233

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