

FOR RENT

Covers wonen
MAKELAARS

Oudegracht

UTRECHT

RENT

€ 2,450 per month

COVERSWONEN.NL

030 - 25 20 500



FOR RENT · APARTMENT · GROUND-FLOOR APARTMENT

Oudegracht, Utrecht

80 m²	1	2	1904	B	274 m³
LIVING AREA	BEDROOMS	ROOMS	BUILT	ENERGY LABEL	VOLUME

On the historic Oudegracht in the Museumkwartier we are allowed to rent this very luxurious and fully furnished apartment, with garden, wharf cellars and (additional) private indoor parking space (for an additional fee).

Back garden · Listed building · Furnished · Protected townscape · On a quiet road · In the centre







OUDEGRACHT, UTRECHT





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DESCRIPTION

About this property

You live here in one of the most beautiful places in Utrecht, in the former St. Martinus Church. The apartment is located directly on the historic Oudegracht, within walking distance of Central Station and the tram stop to Utrecht Science Park. As soon as you get home, you open the garden doors and look for a sunny or shady spot in the beautifully landscaped courtyard of the church. Just around the corner are the cozy Twijnstraat, Utrecht's oldest shopping street, and the Ledig Erf with cafés/restaurants, terraces and the Louis Hartlooper complex for a movie and a drink.

You can enjoy a lovely walk in the city center or in the Zocherpark along the Singels. The Kromme Rijnpad that starts on the Ledig Erf is special. This most beautiful path in the Netherlands (2015) takes you walking or canoeing along the reed beds of the Kromme Rijn to the forests of Amelisweerd. The location on this part of the Oudegracht really gives the apartment something extra.

The layout of the apartment is as follows:

Ground floor; Via church square and communal entrance you enter the impressive hall after which you enter the apartment. Entrance/hall with toilet (Geberit aquaclean), luxury kitchen complete with various built-in appliances and a Quooker. From the open and bright living room you have a beautiful view of your own garden with sunny private terrace facing south, where your private part, 7 meters deep, continues into the communal courtyard. The bedroom is also located on the garden, is spacious and has a direct connection to the luxury bathroom. There is no shortage of storage space in the apartment due to the various cupboards. All rooms are heated with underfloor heating, supplemented with custom radiators.

Parking space in the basement, private storage, bicycle shed and wharf cellars.

In the basement of the church there are several private parking spaces, one of which we can offer with this apartment. There is a spacious storage room on the ground floor of the church. You can safely and dryly store your bicycle in the communal storage room in the alley next to the church. Two communal cellars at the wharf are available to all residents. Here you can store your own canoe/sup board, have a party or enjoy a wonderful stay (barbecue) by the water.

SPECIAL FEATURES

- Rental price is excluding g/w/l, internet, television and municipal (tenant) charges;
- Rental price is excluding monthly advance payment for heating costs is € 140.00;
- Parking space in the parking garage can be rented for € 190,00 per month;
- Apartment neatly maintained; - Rental period: minimum 12 months;
- Income requirement: minimum 3 times the monthly rent (gross);
- The deposit is 2 months rent;
- Furnished;
- Suitable for working couple or single person;
- No house sharers;
- Smoking and pets are not allowed;
- Energy label: B;
- Available: January 1st 2027.

SPECIFICATIONS

Oudegracht, Utrecht

TRANSFER

Rent	€ 2,450 per month
Status	Available
Acceptance	From 02-01-2026

CONSTRUCTION

Type of property	Apartment · Ground-floor apartment
Built	1904
Construction type	Existing build
Roof	Pyramid roof
Maintenance inside	Good to excellent
Maintenance outside	Good
Particulars	Listed building, Furnished, Protected townscape

AREAS AND VOLUME

Living	80 m²
External storage	4 m²
Volume	274 m³

LAYOUT

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

ENERGY

Energy label	B
Insulation	Double glazing
Heating	District heating
Hot water	District heating

OUTDOOR SPACE

Location	On a quiet road, In the centre, Sheltered location, On navigable water
Garden	Back garden
Garden condition	Well kept
Shed/storage	Indoor, With electricity

PARKING

Type of parking	Paid parking
Garage	Parkeerkelder

CADASTRAL DETAILS

Ownership	Freehold
Parcel	Utrecht C 7998

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

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