



**Ringkade 6**  
**2315 ZC Leiden**

**€ 595.000 k.k.**

<b>Price</b>	€ 595.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Homeowners association costs</b>	€ 83
<b>Status</b>	Sold
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Up and downstairs house
<b>Build type</b>	Existing
<b>Year of construction</b>	2017
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near quiet road, in residential area, open location
<b>Living surface</b>	141m <sup>2</sup>
<b>Volume</b>	522m <sup>3</sup>
<b>Rooms</b>	6
<b>Bedrooms</b>	5
<b>Bathrooms</b>	1
<b>Floors</b>	4
<b>Facilities</b>	Mechanical ventilation, natural ventilation
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, insulated glazing, hr-glass
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr-combiketel (2017, combined furnace, owned)
<b>Garden</b>	Backyard, frontyard
<b>Backyard</b>	Southwest, 24m <sup>2</sup> , 449×530cm
<b>Shed</b>	Indoor

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Ringkade 6 in Leiden

Looking for peace, class and comfort?

Beautiful 6-room corner house part of the Philipsburg complex, built in a beautiful mansion style. The house has a front and back garden with a back entrance, private parking on closed grounds and large storage room. In the immediate vicinity of playgrounds, childcare, swimming pool, primary schools, shops and public transport. A 5-minute bike ride from the center of Leiden and close to highways such as the A4 towards The Hague, Amsterdam and Rotterdam.

Layout:

Front garden, entrance, hall with meter cupboard, beautiful spacious room ideal for use as a practice room, office or guest room with French doors to the front garden. The front garden is located on the south (sunny side).

First floor:

Stairs to the first floor (also possible to enter this floor directly via the parking lot without stairs).

Atmospheric bright living room with many windows, laminate flooring, stair cupboard and patio doors to the sunny backyard (afternoon/evening sun) with rear entrance.

Dining room located next to the luxurious open kitchen with a 5-burner hob, combi oven, convection oven, stainless steel extractor unit and dishwasher and a composite worktop.

Separate toilet with fountain.

Second floor:

Overflow. Large bedroom at the rear (5.15 x 2.71). Spacious bathroom with shower, sink, mirror cabinet with lighting, floating toilet and towel radiator. Second bedroom at the front of a good size (2.80 x 3.76).

Third bedroom also located at the front.

Third floor:

Spacious attic (also easy to convert into 2 bedrooms) with dormer window. Spacious laundry room with connections for dryer and washing machine.

Storage/parking space:

Directly on the first floor adjacent to the living room is a private parking space on closed grounds.

At the bottom of the complex there is a private storage room that is extended under the entire house.

Particularities:

Very desirable central location;

Corner house with sunny front and back garden with back entrance;

Parking on site;

Living/dining room adjacent to the garden;

Luxury open kitchen;

Equipped with 5 bedrooms

Luxury bathroom with walk-in shower and bath;

Year of construction 2017;

Energy label A!

Beautifully finished home with every luxury and comfort;

Within walking distance of amenities, schools, public transport and shops;

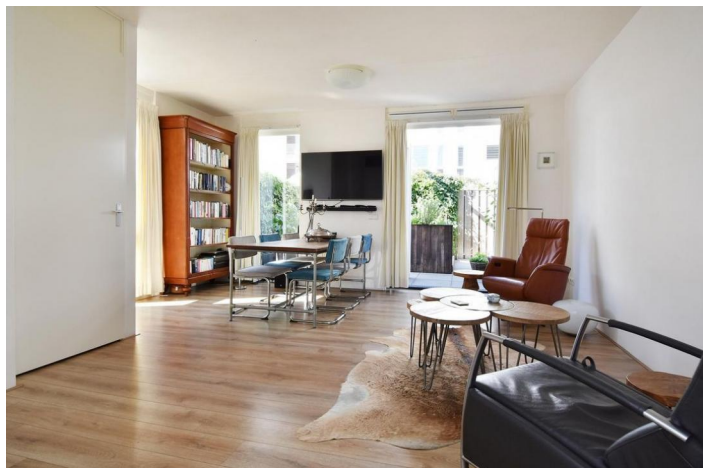
A few minutes from the A4 towards The Hague, Amsterdam and Rotterdam;

Quiet and child-rich environment;

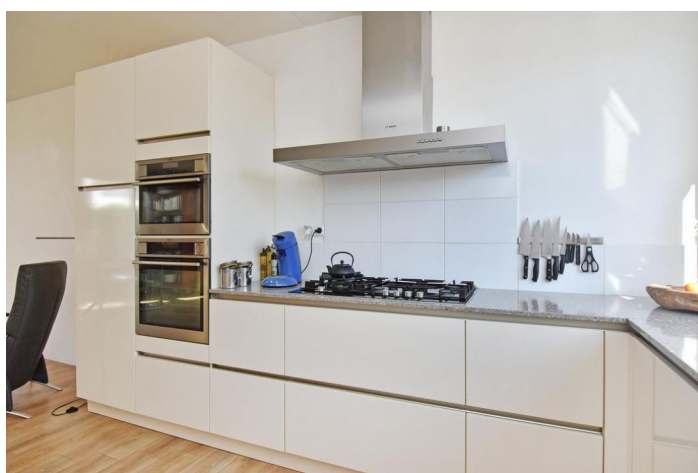
Part of the Philipsburg complex, active VvE with a joint MJOP and a monthly contribution of €83.28.

This beautiful home is definitely worth a viewing! You are very welcome for a viewing without obligation.

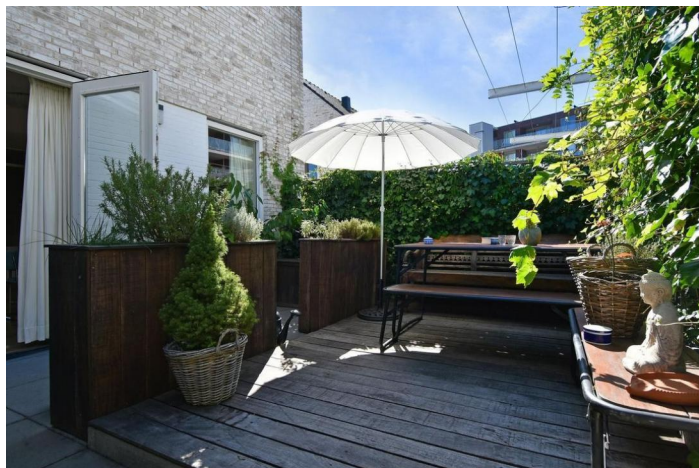




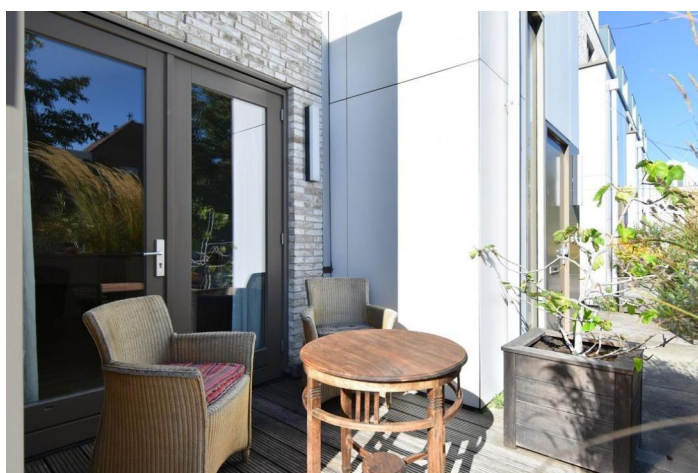




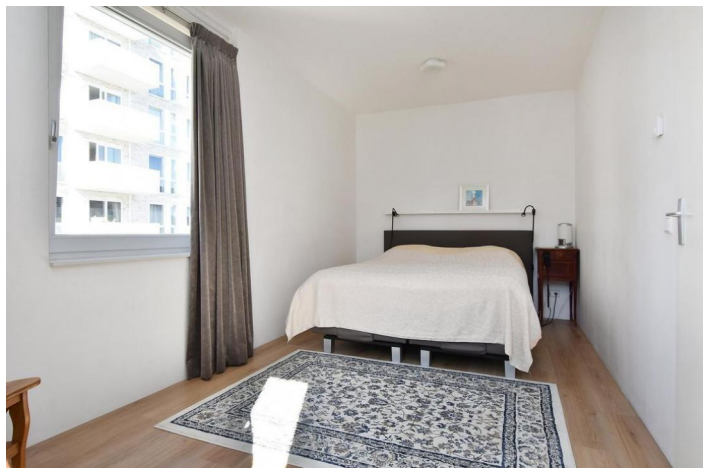
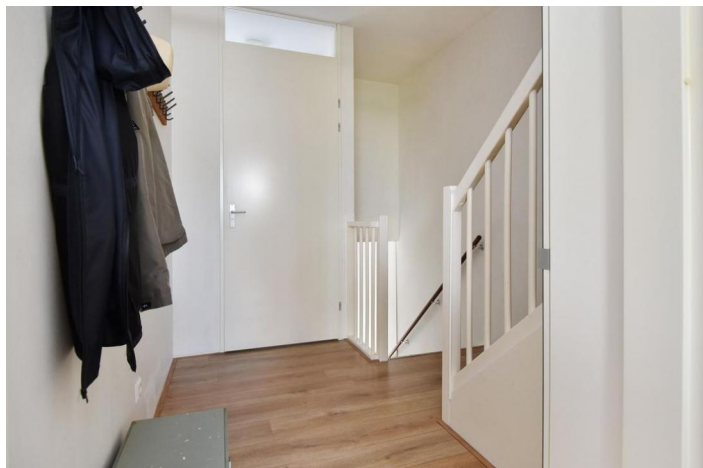


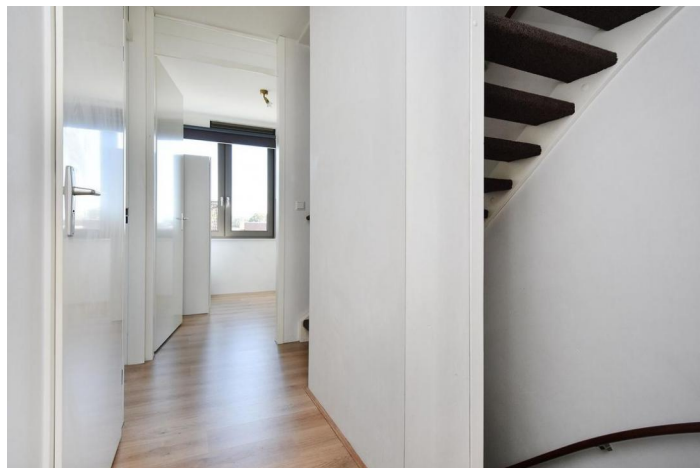
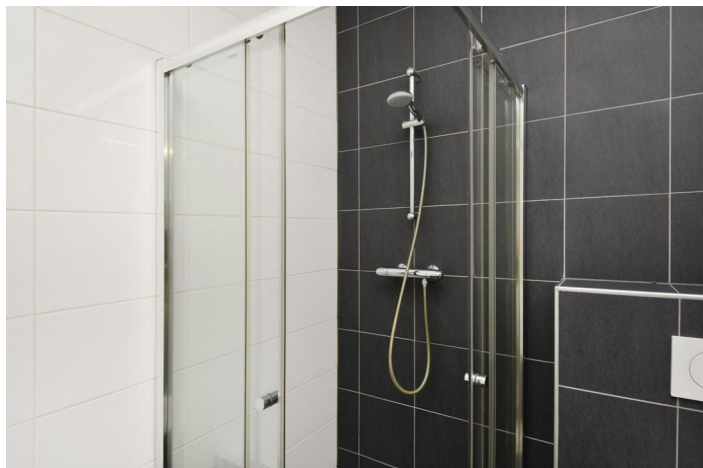




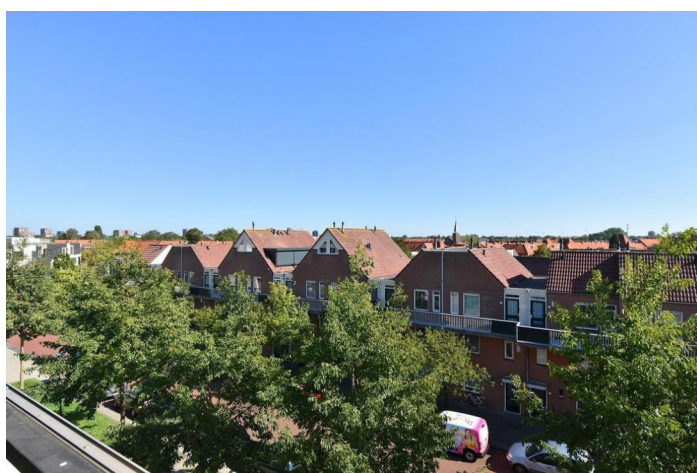
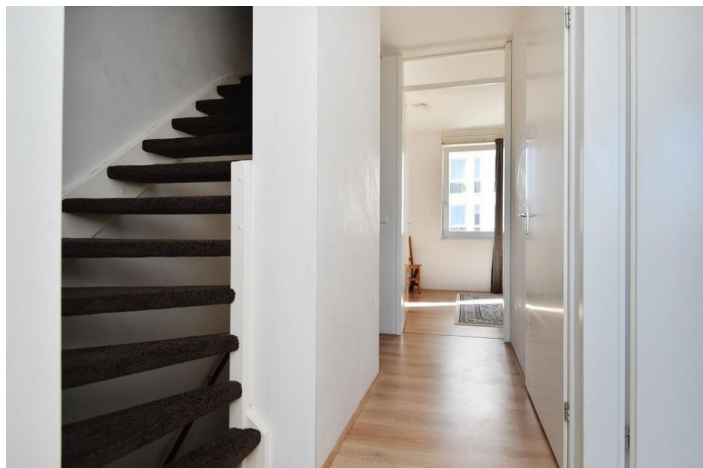




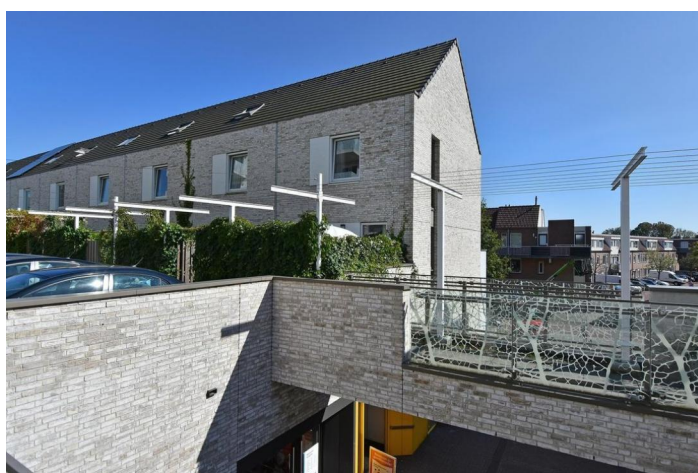
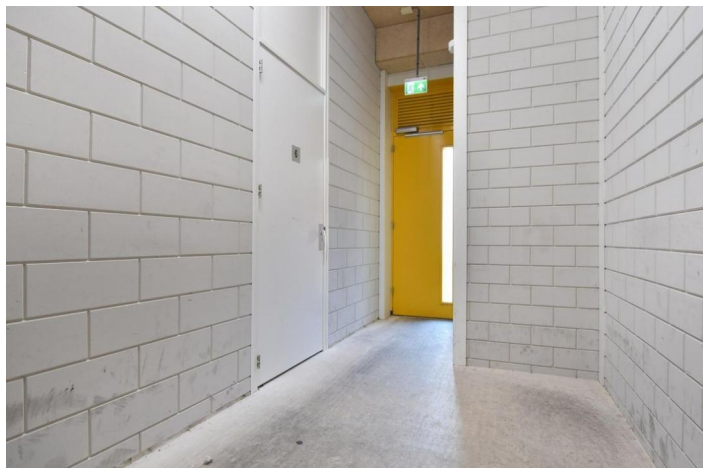




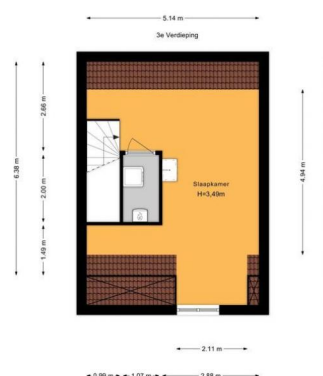
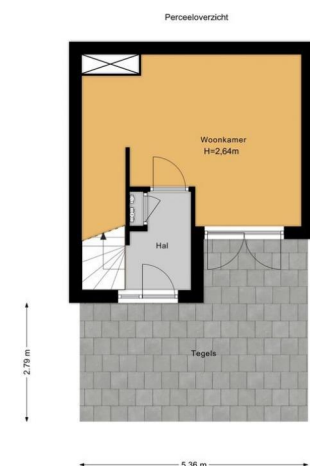












2.69 m

Parkeerplaats

