RESIDENCE
MAKELAARS

FOR SALE

Kranenburgweg 45 A
2581 XW Den Haag

€ 595.000 k.k.

Residence makelaars
Banstraat 1
2517 GH Den Haag

070 2400 213
info@residencemakelaars.com

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FEATURES

Price	€ 595.000 k.k.
Homeowners association costs	€ 100
Status	Available
Acceptance	Directly
Apartment type	Upper floor apartment, double upstairs house
Bottom floor	1
Build type	Existing
Year of construction	1912
Maintenance inside	Moderate
Maintenance outside	Good
Location	On the waterfront, in residental area, clear view
Particulars	Protected town view
Living surface	131m^2
Plot surface	131m^2
Volume	480m^3
Rooms	6
Bedrooms	4
Bathrooms	1
Floors	2
Facilities	Cable tv, natural ventilation
Energy label	G
Isolation	Mainly insulated glazing
Balcony	Yes

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Kranenburgweg 45A – The Hague (Geuzen/Statenkwartier)

Renovation opportunity with plenty of potential in a central location

Are you looking for a property that you can fully modernize and design to your own taste? Then Kranenburgweg 45A in The Hague offers a unique opportunity. This renovation property provides plenty of potential for handy buyers, investors, or creative house hunters looking to create their dream home.

The property features a practical layout and offers various possibilities for renovation and optimization. With the right approach, you can transform this into a comfortable home in a convenient location in The Hague.

Situated in a lively area with shops, public transport, schools, and main roads all within close proximity. The city centre of The Hague, the harbour, and the beach are also easily accessible.

Layout first floor

Via the landing on the first floor, all rooms are accessible. At the front of the property is the spacious living room with characteristic windows and plenty of natural light. Adjacent is the closed kitchen of approximately 5.6 m^2. At the rear is the generous living/dining room, ideally suited for creating an open-plan kitchen. This floor also features a bathroom of approximately 6.6 m^2. A separate toilet is located off the landing. In addition, several built-in cupboards provide extra storage space.

Layout second floor

The second floor features a spacious landing with access to four bedrooms and the outdoor spaces. At the front is a generous bedroom of approximately 15.6 m^2 with direct access to the balcony of approximately 3.5 m^2. In addition, there is an extra bedroom of approximately 5.4 m^2, ideal as a child's room, home office, or guest room.

At the rear are two more bedrooms measuring approximately 14.6 m^2 and 6.9 m^2 respectively. The largest bedroom benefits from practical built-in storage space. The rear of the property also provides access to the spacious roof terrace of approximately 16.2 m^2: a wonderful place to enjoy the outdoors in peace and privacy.

Furthermore, this floor includes a separate storage cupboard, and the practical layout offers plenty of possibilities for a large family, working from home, or hobby space.

Particulars
- Renovation property with lots of potential;
- Can be fully modernized to your own wishes and taste;
- Located in a central neighbourhood, within walking distance of the harbour and cycling distance of the city centre;
- Excellent accessibility by public transport;
- Sold in its current condition ("as is, where is");
- Age clause and non-owner-occupancy clause apply;
- Homeowners' Association (VvE) currently being established.

Are you ready to roll up your sleeves? Schedule a viewing today and discover the possibilities this property has to offer.

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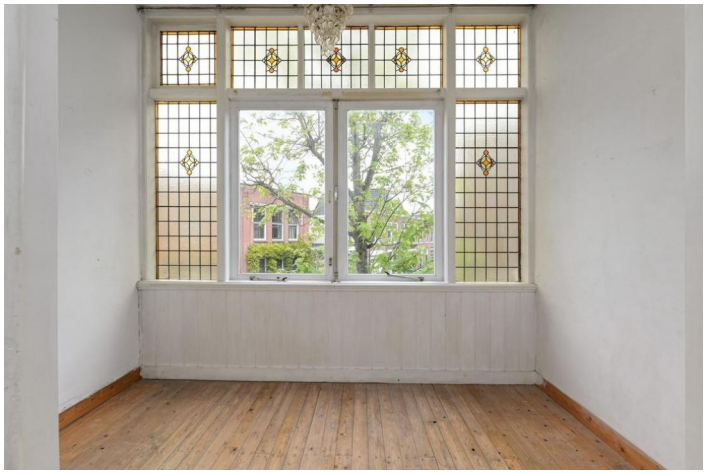
PHOTOS



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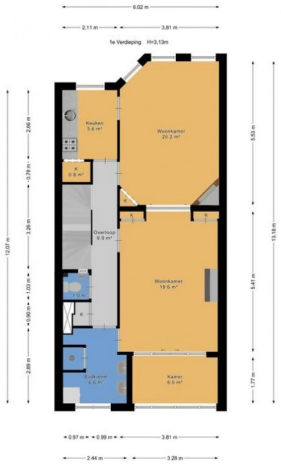
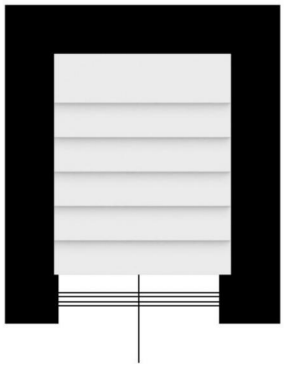


Begane Grond



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