



**Prinses Annalaan 228**  
**2263 XS Leidschendam**

**€ 275.000 k.k.**

<b>Price</b>	€ 275.000 k.k.
<b>Homeowners association costs</b>	€ 212
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Apartment w/ access balcony, apartment
<b>Bottom floor</b>	4
<b>Build type</b>	Existing
<b>Year of construction</b>	1965
<b>Maintenance inside</b>	Fair
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In residential area, clear view, open location
<b>Particulars</b>	Elderly accessible, special needs accessible
<b>Living surface</b>	85m <sup>2</sup>
<b>Volume</b>	272m <sup>3</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Lift
<b>Energy label</b>	C
<b>Isolation</b>	Insulated glazing
<b>Hot water</b>	Electric boiler owned
<b>Heating</b>	Block heating
<b>Balcony</b>	Yes
<b>Shed</b>	Lock-up

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Prinses Annalaan 228 – Leidschendam (Prinsenhof Hoog)

Well-maintained 3/4-room apartment of approx. 85 m<sup>2</sup> with balcony and beautiful views

Situated on the 4th floor of a well-maintained apartment complex, this spacious and bright apartment offers unobstructed views at both the front and rear. At the front, you overlook green areas, while at the rear the apartment directly borders the beautifully landscaped Prinsenhof Park.

The property is conveniently located within walking distance of the shops on Prins Frederiklaan and close to the modern shopping centre Mall of the Netherlands. Public transport is within walking distance, and the main roads (A4, A12, A13 and N44) can be reached within approximately 5 minutes by car.

Apartment complex

Spacious, secured main entrance with doorbell panel, double lift installation and access to the floors and galleries.

Layout of the apartment

Upon entering, the generous layout of the apartment immediately stands out. From the hallway, on the gallery side, there is a spacious, closed modern kitchen in an L-shaped layout. The kitchen is functional.

Through the hallway you enter the bright and spacious living/dining room.

The apartment further features three bedrooms, one of which also provides access to the balcony. In addition, there is a modern with washbasin and walk-in shower, a separate toilet, and a fixed cupboard with boiler installation.

Balcony

A wonderfully spacious and sunny balcony where you can fully enjoy peace, greenery and sunshine perfect for a morning coffee or an evening drink.

Features

Prime location

Private storage room on the ground floor

Ceiling height approx. 2.60 m

Active Owners' Association (VvE):

€ 211.81 per month for the apartment

€ 19.25 per month for the storage unit

Advance payment for heating and water € 76.94 per month

Recently installed plastic window frames with HR++ double glazing at the front (paid from VvE reserves)

Camera surveillance in the central hall and storage areas

Part-time caretaker present

Age, asbestos and non-owner-occupancy clauses apply (former rental property)

Measured according to NEN 2580; floor plan available

Quick completion possible

Project notary: Caminada

Recently painted on the gallery side.













