



**Jan Muschlaan 48**  
**2597 TX Den Haag**

**€ 2.450 p.m. ex.**

|                             |                                                                   |
|-----------------------------|-------------------------------------------------------------------|
| <b>Price</b>                | € 2.450 p.m. ex.                                                  |
| <b>Decoration</b>           | Partly furnished                                                  |
| <b>Status</b>               | Available                                                         |
| <b>Acceptance</b>           | Directly                                                          |
| <b>Apartment type</b>       | Upper floor apartment, apartment                                  |
| <b>Bottom floor</b>         | 1                                                                 |
| <b>Build type</b>           | Existing                                                          |
| <b>Year of construction</b> | 1968                                                              |
| <b>Maintenance inside</b>   | Good                                                              |
| <b>Maintenance outside</b>  | Good                                                              |
| <b>Location</b>             | Near park, near quiet road, in residential area                   |
| <b>Particulars</b>          | Protected town view, elderly accessible, special needs accessible |
| <b>Living surface</b>       | 108m <sup>2</sup>                                                 |
| <b>Other surface</b>        | 1m <sup>2</sup>                                                   |
| <b>Volume</b>               | 355m <sup>3</sup>                                                 |
| <b>Rooms</b>                | 4                                                                 |
| <b>Bedrooms</b>             | 2                                                                 |
| <b>Bathrooms</b>            | 1                                                                 |
| <b>Floors</b>               | 1                                                                 |
| <b>Facilities</b>           | Cable tv, lift, natural ventilation                               |
| <b>Energy label</b>         | E                                                                 |
| <b>Isolation</b>            | Floor insulation, insulated glazing                               |
| <b>Hot water</b>            | Central supply                                                    |
| <b>Heating</b>              | Block heating                                                     |
| <b>Balcony</b>              | Yes                                                               |
| <b>Shed</b>                 | Indoor                                                            |
| <b>Shed facilities</b>      | Electricity                                                       |

does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Jan Muschlaan 48 in The Hague - Benoordenhout

Wonderfully light and spacious 3 room apartment. Due to its beautiful location, this apartment has a bright living/dining room with unobstructed views over the well-kept front garden. The location of the balcony is excellent.

The apartment is located within walking distance of the shopping center 'Willem Royaardsplein'. Here you will find Albert Heijn, Etos, bakery, fishmonger, spa, restaurants and hairdresser. The Bronovo hospital is located near this shopping center and you can also enjoy the green surroundings (including Park Clingendael and Japanese garden, dunes and beach). There are various sports options such as golf and tennis. Public transport (direct bus 20 to Central Station, Center The Hague) and roads are also easy to reach.

Layout:

Centrally closed entrance, doorbells and mailboxes, tableau elevator and staircase to 1st floor.

Entrance apartment, hall with meter cupboard, fixed (wardrobe) cupboard and intercom, very spacious and bright living-dining room with access to the balcony at the front (south). Kitchen at the rear with various (built-in) equipment.

From the hallway access to the toilet with washbasin, a built-in cupboard with washing machine, bathroom with bath and washbasin.

The spacious master bedroom is located at the rear and has a large wardrobe, next to it is the smaller bedroom or study.

Details:

- Prime location;
- Around the corner from park Clingendael and shopping center Willem Royaardsplein
- Rent is € 2.450,- is excluding service costs € 150,- monthly and excluding heating and water €175,- monthly;
- Indoor storage room accessible from the central hall on the ground floor;
- Sufficient parking space in the rear parking lot and in front of the building;
- Sun protection at the front;
- Two bedrooms;
- Nice balcony;
- Apartment will be fully equipped with a beautiful new laminate floor;
- Property will be delivered unfurnished;
- Delivery in consultation can be done quickly.













