RESIDENCE
MAKELAARS

FOR RENT

Guido Gezellestraat 12
2274 XN Voorburg

€ 2.050 p.m. ex.

Residence makelaars
Banstraat 1
2517 GH Den Haag

070 2400 213
info@residencemakelaars.com

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FEATURES

Price	€ 2.050 p.m. ex.
Decoration	Fully furnished, partly furnished
Status	Available
Acceptance	01-11-2026
Apartment type	Maisonnette, double upstairs house
Bottom floor	3
Build type	Existing
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In town center, clear view, open location
Living surface	$90m^2$
Other surface	$1m^2$
Volume	$270m^3$
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	2
Facilities	Lift
Energy label	C
Isolation	Fully isolated
Hot water	Central heating
Heating	Central heating
Furnace	Hr combiketel (combined furnace, owned)
Balcony	Yes
Shed	Lock-up

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DESCRIPTION

Guido Gezellestraat 12 in Voorburg (shopping center De Julianabaan)

RENOVATED 3-ROOM MAISONETTE HOUSE (3rd AND 4th LAYER, ACCESSIBLE WITH LIFT) OF APPROX. 90 M^2 WITH MODERN OPEN KITCHEN AND BATHROOM, BALCONY ON THE SOUTH EAST, CH-COMBI boiler, FULLY FITTED WITH DOUBLE GLASS AND A OWN STORAGE IN THE BASEMENT. THE HOUSE IS SITUATED ABOVE THE SHOPPING CENTER “THE JULIANABAAN” AND ITS CENTRAL LOCATION YOU HAVE ALL AMENITIES, PUBLIC TRANSPORT AND HIGHWAYS AT A STONE'S THROW DISTANCE.

LAYOUT:
Entrance through closed porch with mailboxes, doorbells and intercom system (recently completely renovated). Stairwell/elevator to the 3rd floor, entrance to the house on the gallery. Vestibule; hallway with storage cupboard under the stairs and toilet; master bedroom (approx. 5.00/4.00x4.25m); 2nd bedroom on the gallery side of (approx. 3.90x2.30m) modern intermediate bathroom (approx. 2.30x2.30m) with bath, closed shower and washbasin. In the hallway stairs to the living floor: the stairs lead to the spacious living room (approx. 7.25x4.25m) with unobstructed view and adjacent the spacious open kitchen (approx. 4.25x3.00m) with modern kitchen unit with, among other things, 4 -hob with stainless steel extractor, sink, built-in dishwasher and built-in refrigerator. From the kitchen there is access to the balcony (approx. 4.25x1.35m), located on SE and equipped with balcony cupboard where the central heating boiler is placed. Finally, a large storage room in the basement.

CHARACTERISTICS:
- top location with all shops around the apartment complex
- no upstairs neighbors so wonderfully quiet and nice and light in terms of light
- living area approx. 90 m^2
- modern open kitchen for cozy cooking and a patio door to the balcony
- lovely (sunny) balcony
- external storage space (storage room) approx. 6 m^2
- two bedrooms
- own ground
- year of construction approx. 1961
- central heating combi boiler (renewed in 2012 with high-efficiency boiler)
- fully equipped with double glazing, plastic frames at the front, wooden frames at the rear (with HR++ glass and painted in 2013)
- porch completely renovated in 2011
- equipped with alarm system and home automation system
- the apartment is fully furnished
- Available from 1st october 2023.

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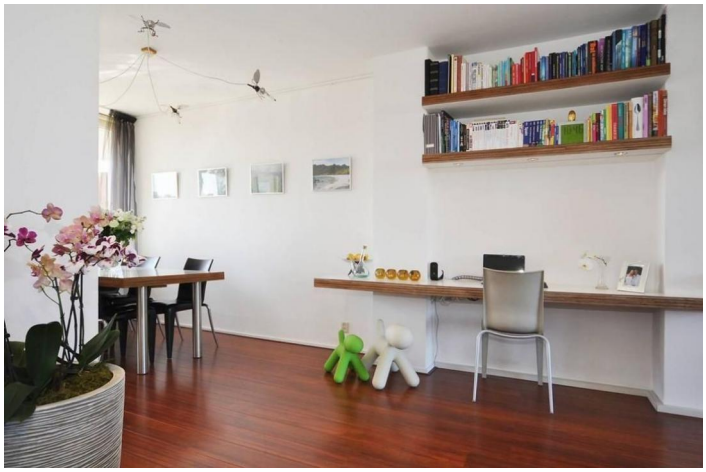
PHOTOS



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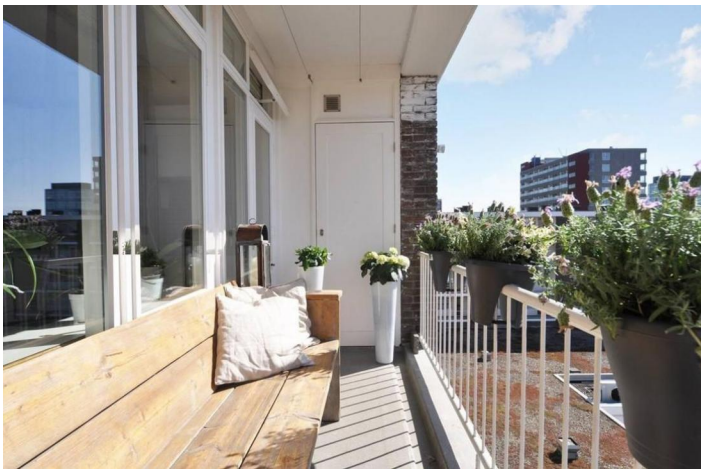

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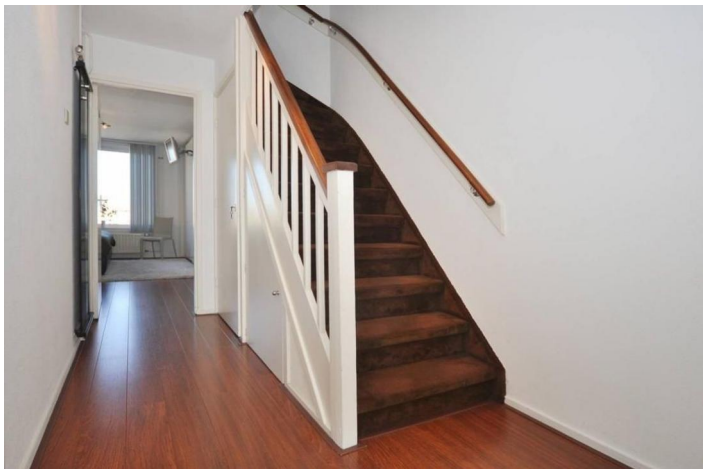

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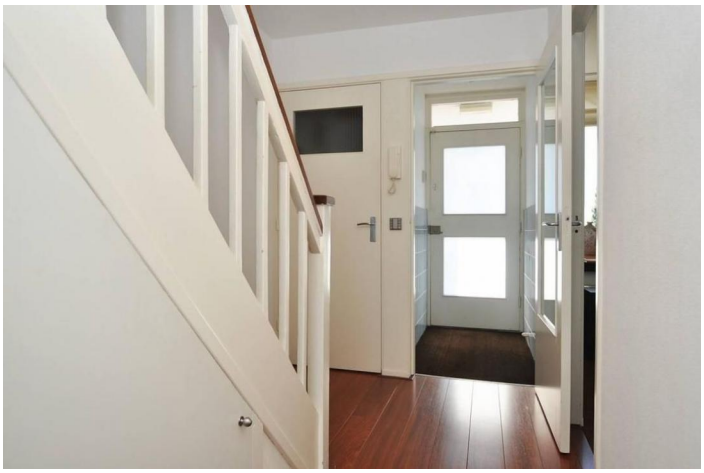

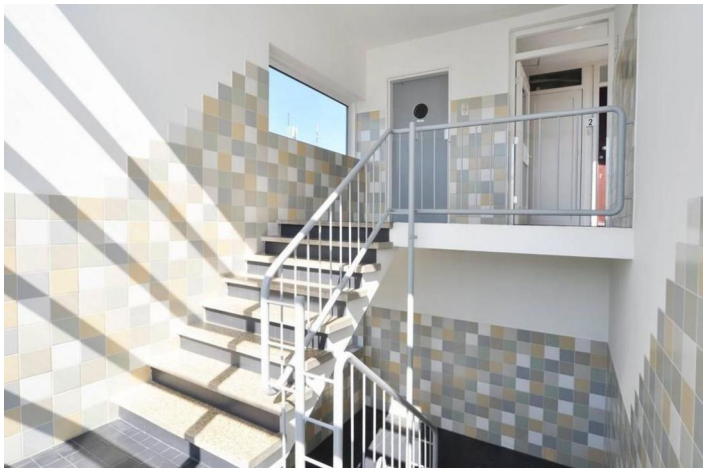

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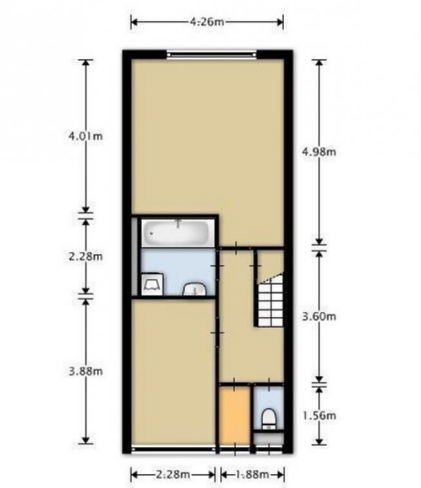

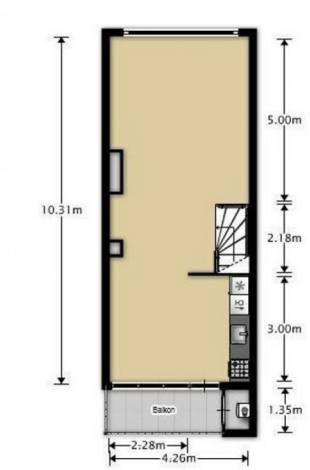

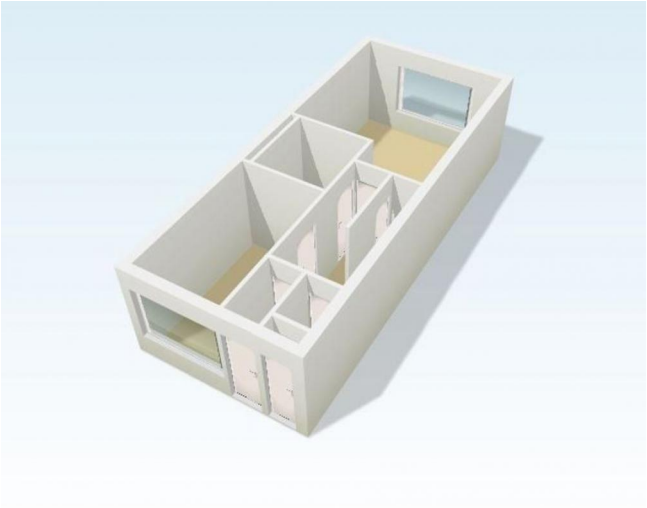

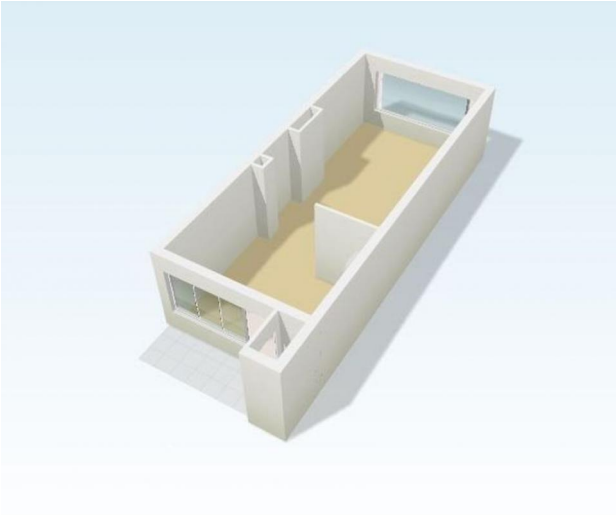

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