RESIDENCE
MAKELAARS

FOR RENT



Jan Muschlaan 48
2597 TX Den Haag

€ 1.995 p.m. ex.

Residence makelaars
Banstraat 1
2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

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FEATURES

Price	€ 1.995 p.m. ex.
Decoration	Partly furnished
Status	Available
Acceptance	Directly
Apartment type	Upper floor apartment, apartment
Bottom floor	1
Build type	Existing
Year of construction	1968
Maintenance inside	Good
Maintenance outside	Good
Location	Near park, near quiet road, in residental area
Particulars	Protected town view, elderly accessible, special needs accessible
Living surface	110m^2
Other surface	1m^2
Volume	355m^3
Rooms	4
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Cable tv, lift, natural ventilation
Energy label	E
Isolation	Floor insulation, insulated glazing
Hot water	Central supply
Heating	Block heating
Balcony	Yes
Shed	Indoor
Shed facilities	Electricity

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DESCRIPTION

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 € 1.995,- is excluding service costs € 150,- monthly and excluding heating and water €190,- 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.

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PHOTOS













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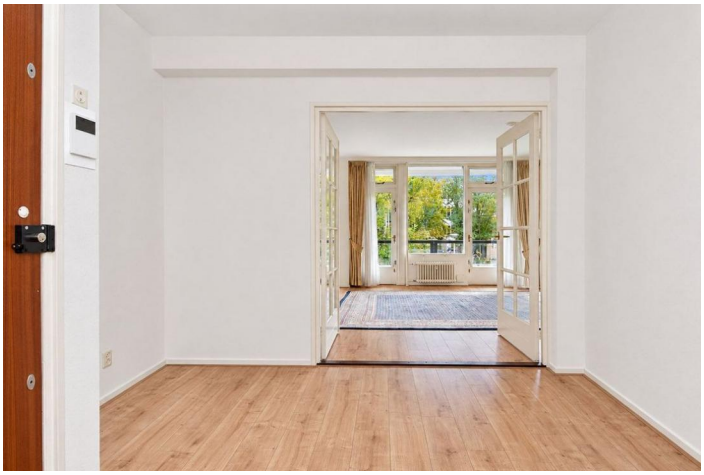
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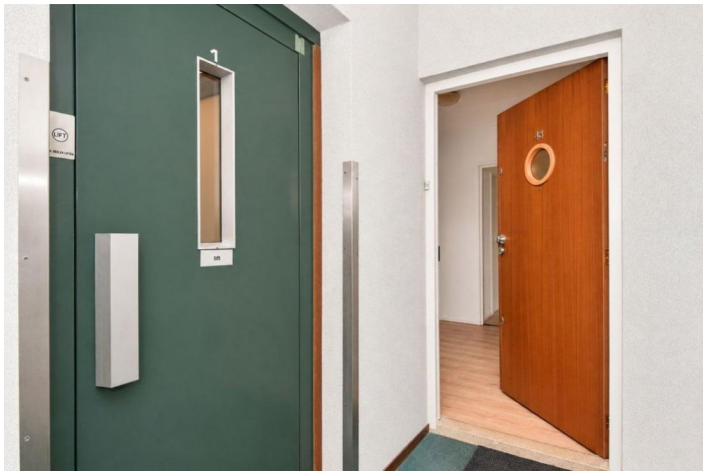
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