



Gemeenteplein 9 , 3040 Huldenberg

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## FOR RENT - FLAT

Dekenstraat 38C B0301, 3000 Leuven

€ 1.000

Ref. 7708215



Number of bedrooms: 2  
Number of bathrooms: 1  
Availability: immediately

Surf. Living: 85m<sup>2</sup>  
Surf. terrace: 6m<sup>2</sup>

PEB/EPB: 281kwh/m<sup>2</sup>/j

## DESCRIPTION

A viewing is only possible after completing the following form: <https://kdc-immo.mijnhuurprofiel.be/whise/7708215>.

**Stylishly fully renovated apartment with 2 bedrooms, ideally located on Dekenstraat in Leuven, within walking distance of the vibrant city centre, shops, restaurants, and public transport.**

Third floor (top floor): entrance hall with built-in wardrobes, separate toilet, 25 m<sup>2</sup> living room with access to the terrace, open-plan fully equipped kitchen, 2 spacious bedrooms (13 m<sup>2</sup> + 11 m<sup>2</sup>), one of which has a terrace/balcony, fitted shower room with 1 washbasin integrated into a vanity unit.

Additional information:

- Optional parking space for rent at €75/month
- Advance payment of €175/month for water consumption and heating of the apartment
- Common charges: €75/month
- Spacious cellar/storage room (7 m<sup>2</sup>)

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## FINANCIAL

Price: € 1.000,00 per month

Available: Immediately

## BUILDING

Habitable surface: 85,00 m<sup>2</sup>

State: Very good state

Floor: 3

Number of floors: 3

## COMFORT

Parlophone: Yes

Elevator: Yes

## ENERGY

EPC score: 281

EPC code: 20221129-0002738882-RES-1

EPC class: C

Double glazing: Yes

Windows: Vinyl

## LAYOUT

Entrance hall: 10,00 m<sup>2</sup>

Living room: 25,00 m<sup>2</sup>

Kitchen: 7,00 m<sup>2</sup>, US hyper equipped

Bedroom 1: 13,00 m<sup>2</sup>

Bedroom 2: 11,00 m<sup>2</sup>

Bathroom 1: 3,00 m<sup>2</sup>

Bathroom type: Shower

Toilets: 1

Terrace: 5,50 m<sup>2</sup>

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes