



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - FLAT

Edelzangerslaan 6 B22, 3010 Kessel-Lo

€ 295.000

Ref. 5311342



Number of bedrooms: 2  
Number of bathrooms: 1  
Availability: to be agreed upon

Surf. Living: 65m<sup>2</sup>  
Surf. terrace: 4m<sup>2</sup>  
Neighbourhood: residential area

PEB/EPB: 133kwh/m<sup>2</sup>/j

## DESCRIPTION

**Very well located and bright 2-bedroom apartment with terrace and parking space in Kessel-Lo. Quiet location near the E314, public transport, shops, provincial domain and station. 2nd floor, lift in the building, 60 m<sup>2</sup> living area.**

Layout: entrance hall, separate toilet with washbasin, 27 m<sup>2</sup> living room with sliding window to the terrace, open-plan new kitchen (dishwasher, oven, hob, extractor hood), 2 bedrooms (11 m<sup>2</sup> and 7 m<sup>2</sup>), new bathroom with shower, washbasin in cabinet and connection for washing machine and dryer.

Additional information: pleasant terrace, communal bicycle storage, parking space in front of the door. New gas heating boiler, water softener, EPC B, electrical installation compliant.

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## FINANCIAL

Price: € 295.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 939,00

Indexed land registry income: € 2.160,00

Land tax: € 1.038,00

Liberal profession possible: No

## BUILDING

Habitable surface: 65,00 m<sup>2</sup>

Fronts: 2

Construction year: 1999

Renovation: 2026

State: Very good state

Floor: 2

## COMFORT

Furnished: No

Parlophone: Yes

Elevator: Yes

## ENERGY

EPC score: 133

EPC code: 20260406-0003807877-RES-1

EPC class: B

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

## LOCATION

Environment: Residential area

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Orientation terrace 1: North-west

## LAYOUT

Entrance hall: Yes

Living room: 27,00 m<sup>2</sup>

Kitchen: 10,00 m<sup>2</sup>, hyper equipped

Nighthall: 3,00 m<sup>2</sup>

Bedroom 1: 11,00 m<sup>2</sup>

Bedroom 2: 7,00 m<sup>2</sup>

Bathroom 1: 3,80 m<sup>2</sup>

Toilets: 1

Terrace: 4,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

Heating: Individual

## **PLANNING**

Building permission: Yes

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Flooding area: Not located in flood area

G-score: C

P-score: C

Summons: No

Servitude: No

Management measures recorded in the register of measures: No

## **PARKING**

Parkings outside: 1