



**2e Sweelinckstraat 75C  
2517 GT 's-Gravenhage**

**€ 1.790 p.m.**



## Alle kenmerken op een rij

### Overdracht

Huurprijs	€ 1.790 p.m.
Aangeboden sinds	20 feb 2024
Status	verhuurd
Huurperiode	onbepaalde tijd
Borgsom	€ 1.790
Servicekosten	
Aanvaarding	per direct

### Bouw

Woningcategorie	appartement
Type woning	penthouse
Soort woning	
Kozijnen	hardhout

### Indeling

Aantal kamers	
Aantal badkamers	1
Aantal toiletten	1
Kelder	nee
Zolder	nee
Garage	geen

### Gebied en inhoud

Perceeloppervlak (m <sup>2</sup> )	
Woonoppervlak (m <sup>2</sup> )	58
Inhoud (m <sup>3</sup> )	160



## **Ligging**

Ligging

**woonwijk, op een rustige weg, centraal stadscentrum, zeezicht**

## **Energie**

Verwarming

**centraal, individuele oven, vloerverwarming volledig**

Soort warm water

**centrale verwarming**

Beglazing

**hoogrendementsglas, dubbel**

Isolatie

**volledig**

## **Energielabel**

Energielabel

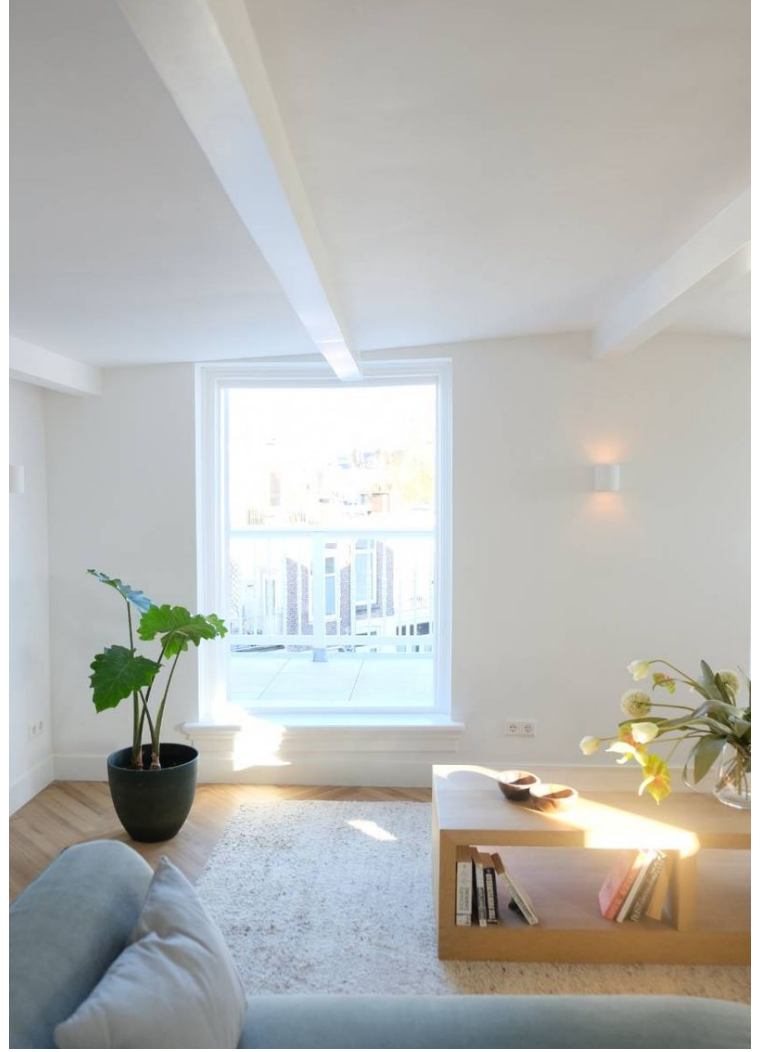
**A, vervaldatum: 16 dec 2030**

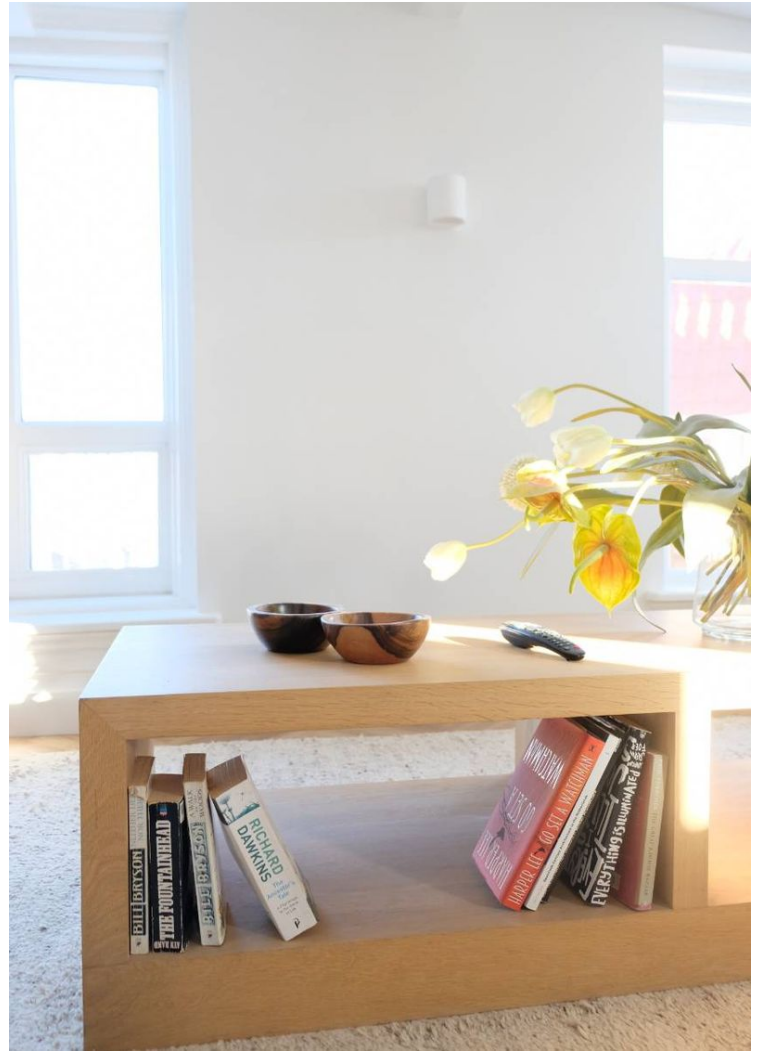


## 2e Sweelinckstraat 75C in beeld







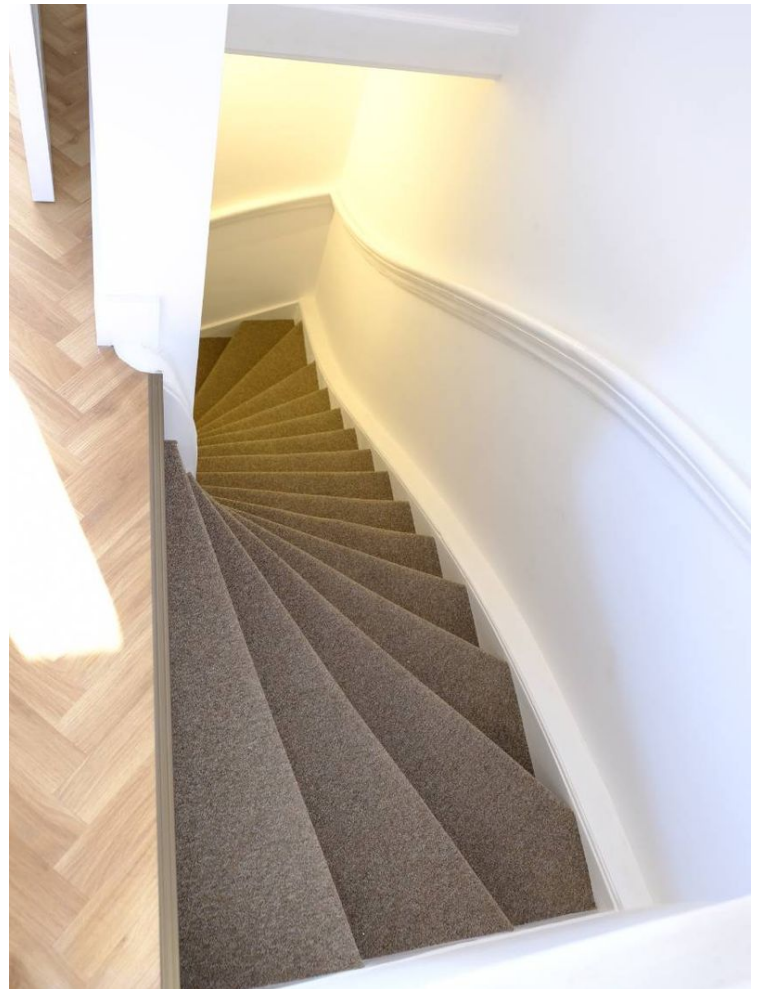














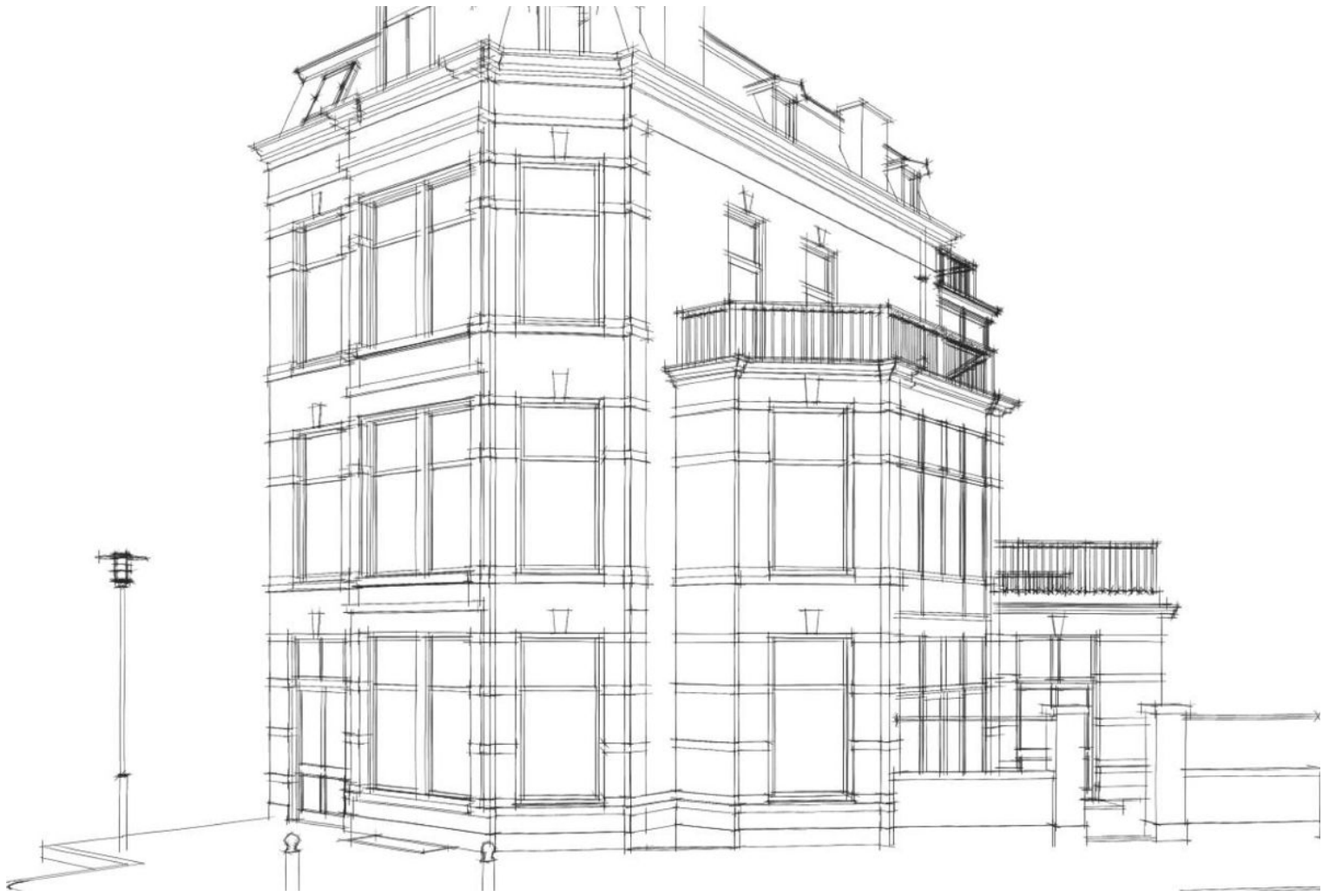


Groete uit 's Gravenhage.

Sweelinckplein.











## Apartment C



## Omschrijving 2e Sweelinckstraat 75C

Housing permit (huisvestingsvergunning) from the municipality is NOT required for this apartment!

The apartment is suited for a single tenant or a couple. It is not suited for friends sharing, people with children or people with dogs.

Stylish, fully furnished top floor apartment with spacious living room, master bedroom and large bathroom covering 62 square metres. The 14 square metre roof terrace offers a great view over the Duinoord area. The apartment is situated less than 100 metres away from the Sweelinckplein park, and Reinkenstraat shopping area. Located right between the beach and the city centre in the much desired Duinoord area. The Frederik Hendriklaan shopping area is also within walking distance at 500 metres.

Layout:

Shared entrance with elegant stairwell to the first floor. Private hallway with stairs to the large open living room. Access to and view of the roof terrace from the living room. Large sitting area with two sofas, coffee table and 50" tv recessed into the wall. The Moroccan Berber rug of 3x4 metres gives the space a warm and homely atmosphere. The terrace offers two comfortable lounge chairs with which to enjoy the sun. A separate hallway connects the living room, bathroom, toilet, storage and the master bedroom. The master bedroom is flooded with light and provided with room darkening curtains. There is a kingsized bed, a cupboard and a television. The bathroom is large, light and fully configured with bath, sink and walk-in shower. There are heated towel dryers.

Laundry room with washing/drying machine, vacuum cleaner and the boiler. The thermostat is in the livingroom, next to the intercom that has both audio and video connection to your callers. The open kitchen with dining table is equipped with an oven/microwave, stove, fridge/freezer, dishwasher, kettle and coffee machine with milk heater. The apartment is fully equipped with towels, blankets, bedlinen, tableware, cooking utensils and ironing board.

"Sweelinck Estates"

This classical Victorian townhouse, built in 1898, is renovated into three spacious and fully equipped corner apartments, each with large a terrace.





## Omschrijving 2e Sweelinckstraat 75C

The owner is a local architect. She fell in love with this stylish old townhouse when she noticed that each floor has a unique extension, providing space for a terrace for the floor above.

The neighbourhood and surrounding area are both affluent and safe.

The street is quietly quaint and lined with trees, that fruit berries in autumn. The green parakeets love to roost in them. The house overlooks the crossing of two well preserved residential streets, built at the end of the 18th century. The crossing feels like a little square.

For more information you can check the website of the Sweelinck Estates.

Mothly rent excluding g/w/e/tv&i: €1790

Each apartment has its own gas, water and electricity supply. The meters are located in the freely accessible hallway downstairs.

The tenant is free to choose their own g/w/e providers and arrange contracts with them. The owner can assist with this if so desired. Each apartment has its own boiler with thermostat inside the apartment, the tenant is in full control of their own heating and usage.

There is the option of including the gas, water, electricity, television and internet in the rent for an additional monthly payment.

The apartment has been renovated with an upgrade in their energy labels. The current energy label for this apartment is label A.

Each apartment has the right to their own parking permits for its residents and its visitors.

The minimum rental period is four months.

The notice period is one month. In this month the owner needs to be able to show the apartment to possible new tenants.

Extra costs:

The deposit amounts to one month's rent.

There are no agent's fees, you rent directly from the owner.





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