



Vestingstraat 19 101, 2018 Antwerpen

**Phone number:** 0479 50 12 42

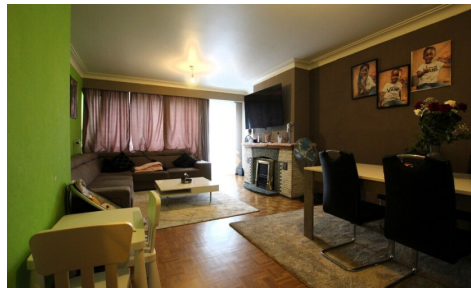
**E-mail:** marianne@immohelsen.be

## For sale - Flat

€ 199.900

Luitenant Lippenslaan 49 B5, 2000 Antwerp

Ref. 5920545



Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1  
Availability: tbd with the tenant

Surf. Living: 88m<sup>2</sup>  
Surf. terrace: 6m<sup>2</sup>  
Neighbourhood: Suburb

PEB/EPB: 178kwh/m<sup>2</sup>/j

# Description

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## Financial

Price: € 199.900,00  
VAT applied: No  
Available: Tbd with the tenant  
Available date: 31 December 2024  
Land registry income: € 951,00  
Costs: € 150,00/month

## Building

Habitable surface: 88,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1965  
Renovation: 1990  
State: To be refreshed  
Floor: 2140

## Comfort

Furnished: No  
Parlophone: Yes  
Elevator: Yes

## Energy

EPC score: 178  
EPC total score: 15561 kWh/year  
EPC code: Certificaat-20230710-0002940788-RES-1  
EPC class: B  
EPC co2 emission: 4062  
Double glazing: Yes, thermic isol.  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Oil (centr. heat.)  
Heating: Collective

## Location

Environment: Suburb, Free sight  
School nearby: 1.000m  
Shops nearby: 1.000m  
Public transport nearby: 500m  
Highway nearby: 500m

## Terrain

Orientation terrace 1: South

## Layout

Kitchen: Yes, fully fitted  
Toilets: 1  
Terrace: 6,00 m<sup>2</sup>  
Cellar: Yes

## Technics

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Water: Yes

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Not located in flood area  
Summons: No

## Parking

Garage: 1