

## Aanbiedingstekst Kinkerstraat 256-2 Amsterdam - Engels

Looking for an excellently maintained 2-room apartment in vibrant Amsterdam? Then this attractive property definitely qualifies. The attractive apartment is located on the 2nd floor of an apartment complex dating from 1897. The property is located in a cosy neighbourhood with restaurants, the fresh market and shops around the corner, near the Vondelpark, De Hallen and the Jordaan. The property has a covered balcony with unobstructed views over the surrounding area. And very nice apartment for starters on the housing market! Has your interest been piqued? We'll take you through:

- Living space: 44.2 m<sup>2</sup>
- Light and spacious layout
- Open passage through the open kitchen to the dining/bedroom
- The bedroom has access to a covered balcony with French doors
- Balcony with lounge area and unobstructed views
- Modern kitchen with built-in appliances (2014)
- Neat sanitary fittings (2014)
- Beautiful barrier-free wooden floor
- Good accessibility
- Located in cosy, sought-after neighbourhood

### **Let's show you around!**

#### **Ground floor:**

Through the front door and staircase, we reach the entrance door on the second floor and the front door of the apartment.

#### **Apartment:**

Entrance with cloakroom. You enter the apartment at the level of the kitchen. On your left, you have an open passage to the living room with sleek fireplace. Here, at the front of the house, you have two high windows and a fine light. There is room here for a seating area. Here you will find a storage closet and the meter closet. The straight, modern kitchen has white fronts and is equipped with various appliances. Opposite the kitchen is the bathroom. Here you will find a vanity unit with sink and mirror, a shower cabin with handheld and

rain shower and a floating toilet. Next, you enter the bedroom/dining room, also with sleek fireplace. An alcove has room for a double bed and here there is also room for a dining table. You will find a window in the sleeping area and French doors in the dining area. The French doors give access to a covered balcony with a lovely lounge area and unobstructed views. The walls and ceilings are neatly finished and the ceiling in the living room has decorative panelling. In short, a very nice, bright and attractive apartment

**Parking:**

Paid parking and permit system.

**Do you already know the area?**

This attractive apartment is located in a lively area in the Bellamybuurt (Oud West). You live here within cycling distance of the city centre and within walking distance of the supermarket, several nice shops, the fresh market and a variety of restaurants. Various sports facilities are within easy cycling distance.

Within walking distance you will find the tram stop, while the railway station is within cycling distance. By car, the A10 ring road, with connections to motorways to all parts of the country, is easily accessible.

**Good to know:**

- Attractive, bright and excellently maintained 2-room apartment with covered balcony with unobstructed views
- Located in a cosy, vibrant area
- Energy label: D
- Good accessibility
- Easy access to main roads
- Full ownership