



## Apartment One-bedroom (2+kk)

€ 309 217 | CZK 7 800 000

55 m<sup>2</sup>, Prague 10, Vršovice, U vršovického nádraží





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|                  |                   |
|------------------|-------------------|
| Total area       | 55 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | 3 m <sup>2</sup>  |
| PENB             | G                 |
| Reference number | 106719            |

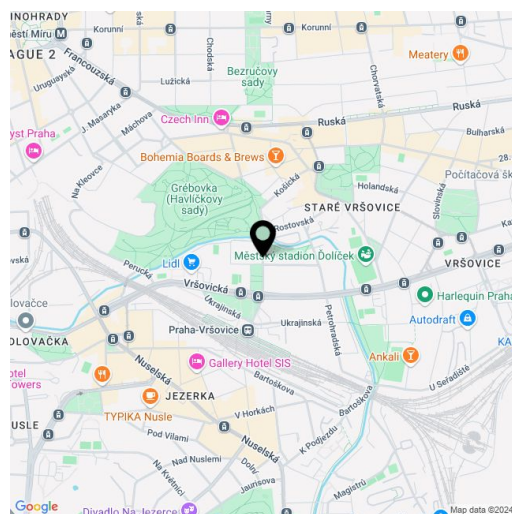
**This west-facing apartment with high ceilings and windows overlooking the park is located on the 4th floor of a brick apartment building without an elevator in Prague 10 - Vršovice, close to complete amenities, public transport stops, and romantic Grébovka Park.**

The apartment consists of a living room with a kitchen and dining area, a bedroom, a bathroom (shower, sink, washing machine connection, heated towel rail), a separate toilet, a storage room, and a hallway.

The windows are **new wooden triple-glazed**; floors are floating laminate. The interior has preserved the original cassette doors with **decorated glass panels** and brass handles, and the **massive entrance door** is also original. The kitchen is fully equipped (gas stove). In 2014, the heating was renovated, which is provided by a new gas condensing boiler. **No elevator.**

The location stands out for its rich civic amenities and **quick access to the city center**: the Hlavní nádraží metro station is only 5 minutes away by train, the tram ride to Wenceslas Square takes a quarter of an hour, and the transport service will increase even more after the completion of the nearby D line metro station on Bratří Synků Square. In the vicinity are several cafes and restaurants, a supermarket and small shops, pharmacies, a health clinic, **a tennis hall, an ice rink, or a dog playground.** The **vast Havlíčkovy Sady (Grébovka) Park** is located a 2-minute walk from the building, and a comfortable **bike path** along the **Botič Stream** runs a short distance from the building.

Floor area 55.3 m<sup>2</sup>, cellar approx. 3 m<sup>2</sup>.



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.