



## Apartment One-bedroom (2+kk)

Sold

45 m<sup>2</sup>, Prague 2, Vinohrady, Čerchovská





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Total area	45 m <sup>2</sup>
Parking	-
Cellar	-
Service price	1 700 CZK monthly
PENB	G
Reference number	21739

**West-facing one-bedroom flat after a complete reconstruction on the 4th floor of an apartment building set in the immediate vicinity of Riegrovy sady park. Sought after location - just a 5-minute walk from the metro and tram stops at náměstí Jiřího z Poděbrad square.**

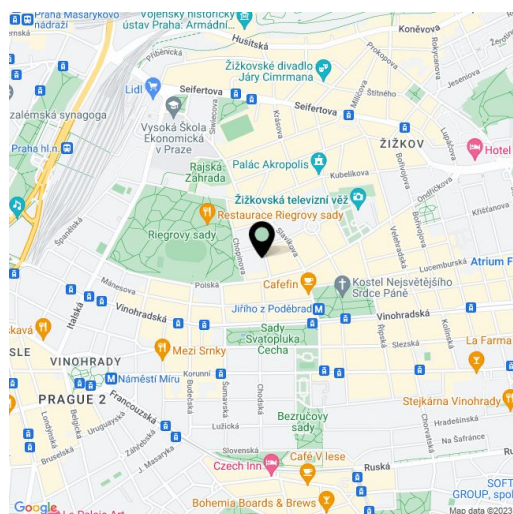
The interior consists of an entrance hall, living room with kitchen, bedroom, bathroom with shower, sink and toilet. The apartment faces a quiet courtyard garden.

Equipped with **parquet** and tile floors, **renovated casement windows** with triple glazing, refurbished interior doors with sanded glass, Kavan fire entry door - 3 safety class, Vaillant individual gas boiler, ample built-in storage space including a spacious built-in floor with storage capacity up to 500 kg. The apartment can be purchased including furniture. The house has repaired pipes, soon it will undergo a renovation of common areas, including the installation of a new glass elevator.

**Attractive residential location** with excellent access to the center and full-service onsite. Near the house is a nursery, primary and secondary schools, a swimming pool, fitness center, cafes, restaurants, shops.

Interior 45 m<sup>2</sup>.

The attached plan is only indicative.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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