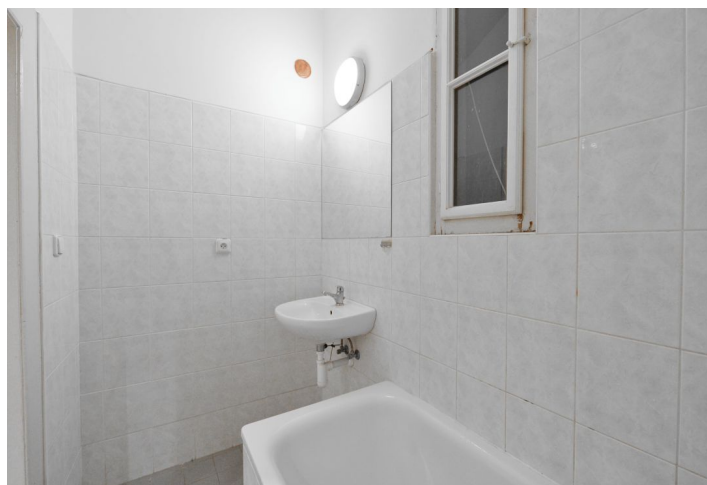




## Apartment One-bedroom (2+kk)

Sold

49 m<sup>2</sup>, Prague 10, Vršovice, Bulharská





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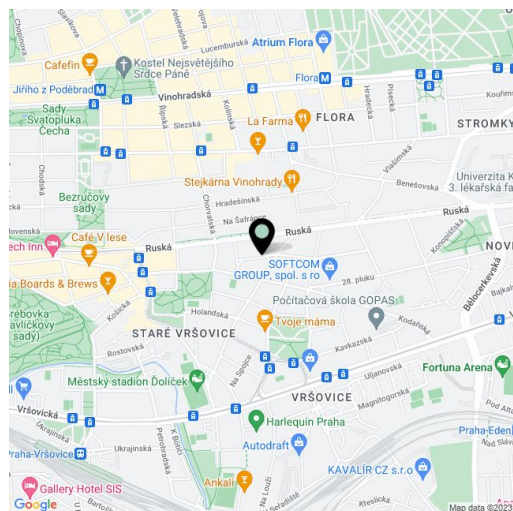
Total area	49 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 156 CZK monthly
PENB	G
Reference number	27720

**Apartment suitable for investment & renovation, located on the 1st floor of a historic building situated in a quiet residential part of Vršovice near Herold's orchard and within walking distance of Gröbovka Park.**

The unit has a north-facing living room oriented to the street, a large bedroom facing south into a quiet courtyard; there is also a hall with a built-in wardrobe and access to all rooms including a bathroom and a separate toilet. The equipment includes the **original historic door frames** and the **casement windows**. On the floor there are OSB-plates and floating floors. Further amenities include an open-plan kitchen with gas stove, electric boiler located in the bathroom. Individual gas heaters in rooms. **After reconstruction of the interior the apartment is suitable for rent with maximum yield due to the effective layout and desired location near Vinohrady.**

Great location with complete civic amenities and good transport accessibility to the center. Bus and tram stops with direct connections to **Náměstí Míru Square, I.P.Pavlova and Karlovo náměstí Square** are all within 5-10 minutes by walk. There are several kindergartens and schools, playgrounds, popular restaurants and cafés, a park in Svatopluk Čech Square and Herold's orchards.

Interior 48,7 m<sup>2</sup>.



\* 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.