



## Apartment One-bedroom (2+1)

Sold

64 m<sup>2</sup>, Praha 10, Vršovice, Ruská





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Total area	64 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 270 CZK monthly
PENB	G
Reference number	28274

This bright apartment overlooking greenery and classic residential buildings in the area has practical storage space and is housed on the 4th floor of an apartment building on the border of Vršovice and Vinohrady. The advantage of this location is many nearby parks and quick access to the center by a metro station and tram.

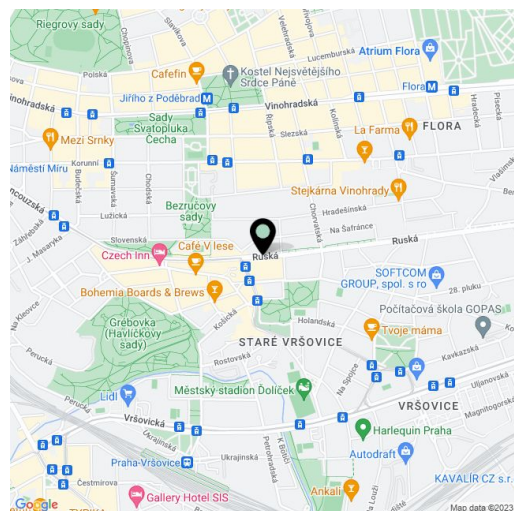
The layout of the apartment offers a spacious living room with a dining room, 1 bedroom, kitchen, utility room, bathroom, separate toilet and vestibule. The kitchen and bedroom have southeast-facing windows overlooking the courtyard, while the northwest living room offers views of the area greenery and gardens.

Features include **solid wood floors** in both rooms and tiles in other areas, plastic windows, a solid wood kitchen with all appliances (gas stove), a built-in wardrobe in the bedroom and storage space in the ceiling in the vestibule. Heating is provided by a gas stove. The apartment includes a **large cellar** (5.65 m<sup>2</sup>). **The house is without a lift.**

There are all services nearby: a grocery store in the neighboring house, kindergarten and primary school within walking distance as well as a variety of restaurants, stylish bistros, cafés and shops. A tram stop is 500 meters away, connections take a few minutes to the Náměstí Míru (line A), I. P. Pavlova (line C) and Karlovo náměstí (line B) metro stations. Pleasant area with a **lot of greenery including the Herold and Bratří Čapků parks**. There are also 2 large popular parks within walking distance - **Grébovka and Rieger's Orchards**.

Interior 64 m<sup>2</sup>, cellar 5.65 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.





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Plánek je pouze ilustrativní

