



**Te Huur**

**Groot Hertoginnelaan 111 A**  
2517 EE Den Haag

Bovenwoning 66m<sup>2</sup>

**Vraagprijs € 1.250 p.m. ex.**

<b>Vraagprijs</b>	€ 1.250 p.m. ex.
<b>Inrichting</b>	Gestoffeerd
<b>Status</b>	Verhuurd
<b>Beschikbaar per</b>	Per direct
<b>Soort appartement</b>	Bovenwoning
<b>Woonlaag</b>	1
<b>Soort bouw</b>	Bestaande bouw
<b>Onderhoud</b>	Uitstekend
<b>Onderhoud buiten</b>	Goed
<b>Oppervlakte</b>	66m <sup>2</sup>
<b>Inhoud</b>	254m <sup>3</sup>
<b>Aantal kamers</b>	2
<b>Slaapkamers</b>	1
<b>Badkamers</b>	1
<b>Verdiepingen</b>	1
<b>Energie label</b>	A
<b>Isolatie</b>	Gedeeltelijk dubbel glas
<b>Warm water</b>	C.V.-ketel
<b>Verwarming</b>	C.V.-ketel
<b>Ketel</b>	(Combi-ketel, Eigendom)
<b>Ligging</b>	Aan drukke weg, In woonwijk, Vrij uitzicht
<b>Balkon</b>	Ja
<b>Tuin</b>	Zonneterras

Attractive, modern one-bedroom apartment with a terrace.

The location, on the border of the upscale Duinoord and Statenkwartier neighbourhoods, a.k.a. the International Zone, is among the city's most desirable areas. A mere five minutes' walk away is the famous Frederik Hendriklaan, with its huge selection of excellent shops, cozy cafes and world-class museums; bus and tram routes as well as the Randstad light rail network are within easy reach.

The entrance at street level opens to a vestibule and stairs to the upper floor.

The apartment is situated on the first floor and comprises an entry hall with a modern wc; a large living/dining room with a bay window, a separate well-equipped kitchen, a spacious bedroom with a good-sized (ca. 10.2m<sup>2</sup>) adjoining terrace, and a contemporary bathroom with shower and washbasin.

The monthly rental price excludes utilities.

N.B. To be eligible to rent this property, the incoming tenant is required to apply for an 'affordable housing permit' from the municipality of The Hague (huisvestingsvergunning), for which the following restrictions apply:

-maximum annual taxable income for a one-person household: € 62.191,-

- maximum annual taxable income for a two or more-person household: € 82.921,-

The foregoing information has been carefully compiled by our office, among other things on the basis of the data made available to us by the lessor. However, no liability can be accepted by Estata Makelaars o.g. for any incomplete or inaccurate information, nor for the consequences thereof.



