

## **EXPOSE**

Premium all inclusive package: core renovated, fully furnished 2-bedroom apartment with balcony and personal parking space in 74081 Heilbronn / Sontheim

### **Apartment: Uhdestraße / 74081 Heilbronn**

Rooms: 3

Size: 69 sqm

Type: Apartment, 1st floor

Available: immediately

Underground parking space

Balcony

Year of construction: 1972, core renovation 2021

Heating type: oil heating

Type of energy certificate: consumption certificate

### **Costs:**

Base rent: 1.300 € (one person) / 1.400 € (two persons)

Underground parking space: 80 €

Service charges lump sum: 200 € (one person) / 270 € (two persons)

Deposit: 2 x base rent

All costs for internet / electricity / heating / water / rubbish etc. are already included

### **Description:**

This completely renovated and furnished 3 room apartment is the all inclusive package for people who work temporarily in Heilbronn, only for a certain period or are new to Heilbronn. Here you can arrive only with your suitcase and still feel at home. In this apartment you will find a high-quality, stylish and cozy furnishing with attention to detail. The furniture offers plenty of storage space and the apartment is fully equipped and leaves nothing to be desired.

## **Equipment/Furnishing:**

### **Kitchen:**

- new kitchen with electrical appliances (dishwasher, oven and induction hob with DAH)
- Free-standing BOSCH fridge-freezer
- Nespresso coffee machine, toaster, waterboiler
- Kitchen fully equipped with crockery, cutlery, glasses, cups, pots and cooking utensils

### **Living room:**

- TV Lowboard with Philips Full HD LED flat screen TV
- Apple TV
- Couch with table
- dining table 160cm x 90cm (extendable to 240cm) with sitting bench and four chairs
- Illuminated glass vitrine incl. wine glasses etc.

### **Bedroom:**

- double bed 2 x 90cm x 200cm incl. bedside tables with lamps
- closet 150cm wide
- large sideboard

### **Work/Children's Room:**

- extendable double bed with two mattresses
- desk

### **Hallway:**

- wardrobe
- sideboard
- Bauknecht washing machine
- cleaning closet incl. vacuum cleaner

### **Bathroom:**

- glass shower 80cm x 90cm with rain shower and separate shower head
- large towel radiator 60cm x 180cm
- mirror and base cabinet with drawer
- hairdryer

### **Other equipment:**

- new windows with sound-insulating triple glazing incl. electric, aluminum-foamed shutters and curtains
- smoke alarm
- balcony with sitting area (table and two chairs)
- high speed internet (100MB) and LAN connection in the living room and workroom included

**Location:**

The apartment is located in the heart of 74081 Heilbronn / Sontheim. The local park Wertwiesenpark, as well as the Neckar shore can be reached in a few minutes walk and invite you to sports or extensive walks. By bike you can reach the city center of Heilbronn within 10 minutes.

Nearby grocery and drugstore shopping facilities are within easy walking distance:

- 6 min. walk to EDEKA
- 10 min. walk to LIDL and dm
- 3 min. walk to TOTAL gas station

The connection to public transport via the nearest bus stop "Sontheim Bahnhof Nord" is within 3 min. / 300m walking distance. By car you are quickly in the Heilbronn city center, on the B27 and on the autobahn.

**Other details:**

- minimum rental period of 6 months
- in addition to your own underground parking space, there are free parking spaces in the residential area

Living room:



Bedroom:



Kitchen:





Bathroom:



Toilet:





Entrance:



Work / Children`s room:



Balkony:

