



Prins Hendrikstraat 90 +90-A en 90-B
2518HV Den Haag

€ 695.000 k.k.

| | |
|--------------------------|--------------------------------------|
| Price | € 695.000 k.k. |
| Zipcode | 2518HV |
| Type | Upper floor apartment |
| Living Surface | 180m ² |
| Rooms | 6 |
| Acceptance | in consultation |
| Build Type | Existing |
| City | Den Haag |
| Address | Prins Hendrikstraat 90 +90-A en 90-B |
| Construction Year | 1893 |

Investment for sale in one of the most popular areas of The Hague.

This object exists out of a 3 layer upper house and every layer is currently rented out. The maintenance is good. The apartment have been taken care off and need no work. Great area near the city centre. This could be a great investment for you. The object exists of 3 numbers Prins Hendikstraat 90, 90A and 90B. all apartments have their own bathroom, kitchen and balcony.

Description apartments:

-Prins Hendrikstraat 90

-energy efficiency label: D

-WOZ worth 2017: € 149.000,=

-BAG: 65m2

-Rented out from July 2018

Unfurnished large 2-room apartment on the 1st floor of approx. 65m2 with large terrace of approx. 40m2. The apartment has a wooden floor and is recently completely luxurious renovated. Very centrally situated near public transportation, stores and the centre.

Lay-out:

Large living-dining room of approx. 11.00x3.50.

bedroom 3.00x2.20

Terrace approx.. 40m2.

Kitchen with several appliances.

Nice black and white bathroom with shower, sink, toilet, washing machine and tumble dryer.

This apartment is situated in very nice street near the city centre and is well maintained. Unique large terrace available. Worth your visit.

No pets allowed!

Rental price as followed:

| | | |
|--------------------|---------|---------|
| Basic rent | € 905,= | |
| Soft furnishings | € 25,= | |
| Cleaning staircase | € 5,= | |
| Water | € 40,= | |
| TV reception | € 15,= | |
| Total rent a month | | € 990,= |

-Prins Hendrikstraat 90-A

-Energy efficiency label: C

-WOZ worth 2017: € 146.000,=

-BAG: 58m2

-Rented out from: February 2016

Partly furnished 2-room apartment on the 2nd floor with large balcony.

The apartment has a wooden floor and is recently completely luxurious renovated. Very centrally situated near public transportation, stores and the centre.

Lay out:

large living room approx. 11.00x3.50. Bedroom approx. 3.00x2.20 with doors to large balcony approx. 5.00x1.60. Kitchen with several appliances. Nice black and white bathroom with shower, sink, toilet, washing machine and tumble dryer.

The rental price as followed:

| | |
|--------------------|---------|
| Basic rent | € 680,= |
| Soft furnishings | € 50,= |
| Kitchen appliances | € 50,= |
| Pre-payment G/E | € 105,= |
| Water/TV reception | € 45,= |
| Total rent | € 930,= |

-Prins Hendrikstraat 90-B

- Energy efficiency label: B
- WOZ worth 2017: € 107.000,=
- BAG: 44m²
- Rented out from September 2018

Unfurnished 1/2-room apartment on the 3rd floor (attic) of approx. 44m².

Recently completely renovated so is in very good conditions. This apartment has lots of light and is equipped with laminate flooring and double glazing.

This apartment has a great location near the center. The Prins Hendrikstraat is a nice dynamic street. Prins Hendrikplein is nearby as well as public transport and shops. The maintenance of the apartment is excellent.

Lay-out:

Large living-/bedroom of approx. 11.00x5.40, easy to divide into two parts.

Small attic of approx.. 2.50x2.00

Open kitchen with several appliances.

Bathroom with shower, sink, toilet, washing machine and tumble dryer.

Apartment is equipped with laminate flooring and double glazing.

Very centrally located in the cosy Zeeheldenkwartier near public transport, shops and the centre

The rental price as followed:

Basic rent € 744,=

Soft furnishings € 6,=

Pre- Payment G/E € 70,=

Pre-Payment water € 10,=

TV reception € 10,=

Total rent € 840,=

Specifics:

Prins Hendrikstraat 90 I: 1/3 part in the community

Prins Hendrikstraat 90 II: 1/3 part in the community

VVE not active but is being worked on.

Maintenance good

Corner situation

Total SQ meters BAG 180

Building from 1893

Kadaster Pr. Hendrikstraat 90 I: gemeente 's-Gravenhage, sectie Z, nummer 2429 A-2

Kadaster Pr. Hendrikstraat 90 II: gemeente 's-Gravenhage, sectie Z, nummer 2429 A-3

Every floor has its own heating system

Every floor has its own fully equipped kitchen

Every floor has its own washing machine

Every floor has its own balcony

Total WOZ worth € 392.000,=

Gross monthly rent € 2.760,= euro

Gross yearly rent € 33.120,=

Net monthly rent € 2.460,=

Net yearly rent € 29.520,=

Solid tenants

Agency Wolters Housing has arranged tenants

1 water meter for the complex.

Separate meters for gas and electricity

Starting profit margin 4%

Private hold

Bids will only be taken in to account if 50% of the purchase price can be fulfilled from own savings. Banks will not finance total amount. Viewings will only be conducted after positive outcome financial situation.

