

Veldmaarschalk Montgomerylaan 5612 BA Eindhoven

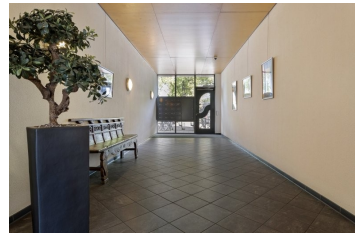
Price € 750.000,- k.k.

Kenmerken

Price:	€ 750.000,- k.k.
Energy label:	 C
Gas, water & light:	Exclusive
Type:	Apartment
Location:	Center
Number of rooms:	3
Number of bedrooms:	2
Volume:	382
Year of construction:	2001
Deposit:	€ 52.500,-
Surface:	116 m ²

Extra's

- Garden
- Parking
- Storage
- Furnishing
- Balcony
- Garage
- Immediately available
- Lift



For Sale: Stylish and Spacious Apartment on Veldmaarschalk Montgomerylaan 13, Eindhoven Comfortable and Stylish Living in the Heart of Eindhoven

Located in the vibrant heart of Eindhoven, along the prestigious Veldmaarschalk Montgomerylaan, this modern and spacious apartment, built in 2001, offers approximately 115 m² of living space and comes with energy label C. The property includes a private parking space and storage room, providing a comfortable and contemporary living environment.

Layout and Finishing

Upon entering the building on the ground floor, you are welcomed by a neat entrance hall with access to the elevator and a shared bicycle storage. A private parking space is situated behind the complex.

The apartment itself features a spacious living room with an elegant herringbone-patterned wooden floor and sleek black steel pivot doors, adding a modern and luxurious touch. The open-plan kitchen is designed in white with a stone countertop and is fully equipped with all necessary appliances, including an American-style fridge-freezer, built-in coffee machine, combination microwave oven, dishwasher, and a 5-burner gas stove with wok burner. Large windows allow plenty of natural light, while window screens offer privacy and comfort. The living room also provides access to a loggia, perfect for relaxing in your own outdoor space.

There are two generously sized bedrooms, both finished with the same stylish herringbone flooring. The apartment also includes a fully tiled separate toilet with a small washbasin and a technical/storage room. The master bedroom has an en suite bathroom, which is fully tiled and equipped with a comfortable bathtub, a separate shower cabin, double washbasin with vanity unit and mirror, a designer radiator, and a urinal.

Location and Accessibility

This apartment enjoys a prime location on Veldmaarschalk Montgomerylaan, just a few minutes by bike from Eindhoven's lively city center. Here you'll find a wide variety of shops, restaurants, entertainment venues, and cultural highlights such as the Van Abbemuseum, De Effenaar, and the Muziekgebouw. Despite its central location, the apartment offers surprisingly peaceful surroundings on a wide, green boulevard with ample parking and no heavy traffic in front. Daily amenities are within walking distance, with local shops and supermarkets found on the nearby Woenselse Markt and Kruisstraat. The renovated Woensel Shopping Center is also quickly accessible, as are several popular cafés and restaurants in the neighborhood. This location perfectly combines the best of both worlds: the buzz of the city and the tranquility of a residential setting with all amenities within walking or biking distance.

Additional Information

To ensure the buyer fulfills their obligations, a written bank guarantee or deposit equal to 10% of the purchase price must be provided within six weeks after signing the purchase agreement. The seller at all times relies on the legal requirement that the sale of the property must be in writing. Any financing condition included in the purchase agreement may not exceed the asking price of the property.

The measurement instructions are based on the NEN2580 standard, intended to ensure a consistent way of measuring and providing an indication of usable floor space. However, variations in measurement results may still occur due to differences in interpretation, rounding, or measurement limitations.

This brochure is intended to provide an impression of the property. The information it contains is provided by the seller and/or third parties. While every effort has been made to ensure accuracy, no rights can be derived from any inaccuracies. This information should be viewed in conjunction with a personal viewing of the property and is intended as an invitation to make an offer or enter into negotiations. No liability is accepted by us for any incompleteness or inaccuracy, or the consequences thereof. All stated dimensions and surfaces are indicative.

An oral agreement between a private seller and a private buyer is not legally binding. In other words, there is no valid sale until a written purchase agreement has been signed by both parties, as required by Article 7:2 of the Dutch Civil Code. A confirmation of an oral agreement via email or a draft purchase agreement does not qualify as a 'signed

agreement'. When negotiating with a professional party, the requirement of a signed written agreement also applies.

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