



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KBO_486	<b>as from:</b>	17.07.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1971
<b>place:</b>	44797 Bochum	<b>living space:</b>	374,00 m <sup>2</sup>
<b>Floor space:</b>	145,00 m <sup>2</sup>	<b>Total size of site:</b>	993,00 m <sup>2</sup>
<b>Number of Rooms:</b>	6,0	<b>Number of bedrooms:</b>	4,0
<b>Number of bathrooms:</b>	4,0	<b>Number of sep. bathrooms:</b>	1,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	need renovation

## prices:

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**broker's fee:** 3,57% inkl. MwSt.

## energy certificate:

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<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2033-10-07
<b>age group:</b>	2014	<b>heating YOC:</b>	1971
<b>beaconing:</b>	electric	<b>final energy demand:</b>	187.20 kWh/m <sup>2</sup> /a

## contact person:

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<b>name:</b>	Tim Jessa	<b>street:</b>	Luisenstr. 15-17
<b>place:</b>	44787 Bochum	<b>Email:</b>	tim.jessa@kensington-international.com

## Infrastructure:

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<b>Highway :</b>	3 km	<b>Bus at :</b>	1 km
<b>Intercity train station at :</b>	2 km		

# images

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Drohne Ausblick



Vogelperspektive



Wohnzimmer



Flur

