



**KENSINGTON**<sup>®</sup>  
Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KBO_503	<b>as from:</b>	17.07.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1968
<b>place:</b>	44801 Bochum / Querenburg	<b>living space:</b>	147,00 m <sup>2</sup>
<b>Total size of site:</b>	356,00 m <sup>2</sup>	<b>Number of Rooms:</b>	6,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	2,0
<b>Number of sep. bathrooms:</b>	1,0	<b>number of parking spaces:</b>	1,0
<b>Condition:</b>	groomed		

## prices:

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<b>purchase price:</b>	495.000,00 €	<b>broker's fee:</b>	3,57% inkl. MwSt.
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## energy certificate:

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<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2034-06-01
<b>age group:</b>	2014	<b>heating YOC:</b>	1968
<b>beaoning:</b>	district heating	<b>primary energy sources:</b>	FERN
<b>final energy demand:</b>	134.08 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>	1 km	<b>Bus at :</b>	1 km
<b>Intercity train station at :</b>	3 km		

# images

Wohnzimmer



Garten und Terrasse



Hausansicht Drohne



Essbereich



Küche



Schlafzimmer



Kinderzimmer



Arbeitszimmer



Badezimmer



Dachterrasse



Hausansicht Garten OG



Hausansicht Drohne



Keller und Werkstatt



Sauna



Untergeschoss



Obergeschoss

