



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KBO_523	<b>as from:</b>	21.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1965
<b>place:</b>	47443 Moers / Bornheim	<b>living space:</b>	126,41 m <sup>2</sup>
<b>Total size of site:</b>	139,00 m <sup>2</sup>	<b>Number of Rooms:</b>	5,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	2,0
<b>Condition:</b>	modernized		

## prices:

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<b>purchase price:</b>	329.000,00 €	<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>	VERBRAUCH	<b>expiry date:</b>	2031-04-14
<b>age group:</b>	2014	<b>heating YOC:</b>	1955
<b>value class:</b>	F	<b>beaconing:</b>	gas
<b>primary energy sources:</b>	GAS	<b>energy consumption value:</b>	164.30 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>	2 km	<b>Bus at :</b>	1 km
<b>Intercity train station at :</b>	2 km		

# images

Essbereich



Hausansicht Garten



Garten



Küche



Kinderzimmer



Kinderzimmer



Schlafzimmer



Balkonterrasse



Flur



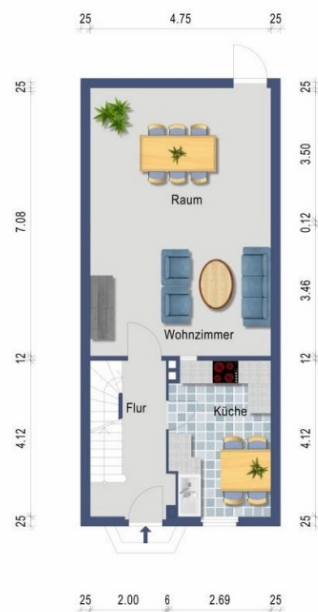
Badezimmer



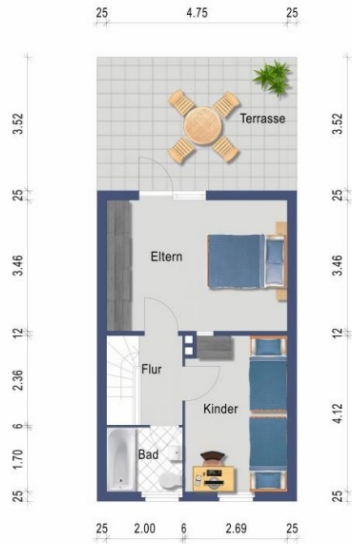
Hausflur



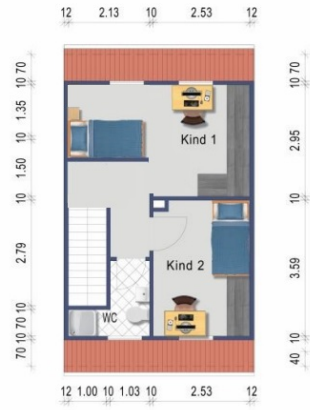
Grundriss EG



Grundriss OG



Grundriss DG



Grundriss KG

