



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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|                                |                       |                            |                       |
|--------------------------------|-----------------------|----------------------------|-----------------------|
| <b>object number external:</b> | Kensington_KE_314     | <b>as from:</b>            | 17.06.2024            |
| <b>usage:</b>                  | habitation            | <b>marketing method:</b>   | purchase              |
| <b>property:</b>               | House                 | <b>place:</b>              | 45130 Essen           |
| <b>living space:</b>           | 349,00 m <sup>2</sup> | <b>Floor space:</b>        | 349,00 m <sup>2</sup> |
| <b>rentable space:</b>         | 349,00 m <sup>2</sup> | <b>Total size of site:</b> | 500,00 m <sup>2</sup> |
| <b>Number of Rooms:</b>        | 14,0                  | <b>Number of bedrooms:</b> | 9,0                   |
| <b>Number of bathrooms:</b>    | 9,0                   |                            |                       |

## prices:

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|                        |                |                                |         |
|------------------------|----------------|--------------------------------|---------|
| <b>purchase price:</b> | 1.120.000,00 € | <b>rent per m<sup>2</sup>:</b> | 10,00 € |
| <b>broker's fee:</b>   | 3,57           |                                |         |

## energy certificate:

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|                             |                              |                                |                  |
|-----------------------------|------------------------------|--------------------------------|------------------|
| <b>type of energy ID:</b>   | BEDARF                       | <b>expiry date:</b>            | 2028-07-23       |
| <b>age group:</b>           | 2014                         | <b>heating YOC:</b>            | 1963             |
| <b>value class:</b>         | E                            | <b>primary energy sources:</b> | FERNWAERME_DAMPF |
| <b>final energy demand:</b> | 127.00 kWh/m <sup>2</sup> /a |                                |                  |

## contact person:

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|                 |                          |               |                                    |
|-----------------|--------------------------|---------------|------------------------------------|
| <b>company:</b> | Kensington Essen         | <b>name:</b>  | Sebastian Zeutzem                  |
| <b>street:</b>  | Eleonorastr. 41          | <b>place:</b> | 45136 Essen                        |
| <b>phone:</b>   | 0800 800 98 77           | <b>Email:</b> | essen@kensington-international.com |
| <b>www:</b>     | www.kensington-essen.com |               |                                    |

## Infrastructure:

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## images

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Ratsherrnweg 19, Essen-026 - Kopie



Ratsherrnweg 19, Essen-020



Ratsherrnweg 19, Essen-018



20240419\_140733



20240419\_140806



20240419\_140847



20240419\_140404



Ratsherrnweg 19, Essen-009



20240419\_140539



20240419\_140652



Ratsherrnweg 19, Essen-016 - Kopie



Titelbild - Kopie



Ratsherrnweg 19, Essen-017 - Kopie



Ratsherrnweg 19, Essen-002



Ratsherrnweg 19, Essen-022



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rh17\_grundriss

