



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



**EXKLUSIV**



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Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KMS_297	<b>as from:</b>	26.04.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	1984
<b>place:</b>	48231 Warendorf	<b>living space:</b>	49,29 m <sup>2</sup>
<b>Floor space:</b>	50,00 m <sup>2</sup>	<b>rentable space:</b>	49,29 m <sup>2</sup>
<b>Number of Rooms:</b>	2,0	<b>Number of bedrooms:</b>	1,0
<b>Number of bathrooms:</b>	1,0	<b>number of parking spaces:</b>	1,0
<b>Condition:</b>	as new		

## prices:

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<b>purchase price:</b>	149.500,00 €	<b>house money:</b>	187,00 €
<b>broker's fee:</b>	3,57%		

## energy certificate:

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<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2028-08-11
<b>age group:</b>	2014	<b>heating YOC:</b>	2017
<b>value class:</b>	B	<b>beaconing:</b>	gas
<b>primary energy sources:</b>	GAS	<b>final energy demand:</b>	71.90 kWh/m <sup>2</sup> /a

## contact person:

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<b>company:</b>	Solima Immobilien-Marketing GmbH & Co. KG	<b>name:</b>	Roland Füchtenhans
<b>street:</b>	Sassenberger Straße 5	<b>place:</b>	48231 Warendorf
<b>phone:</b>	+49 2581 9 66 55	<b>Email:</b>	muenster@kensington-international.com
<b>www:</b>	www.kensington-muenster.com		

## Infrastructure:

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Highway :

25 km

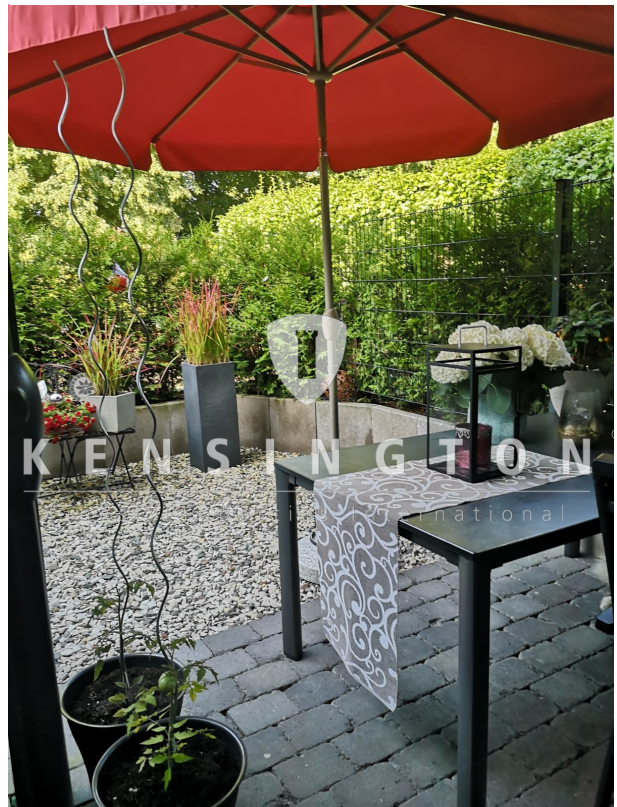
## images

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Wohnen



Terrasse



Terrasse



Wohnen



Hausansicht



Wohnen



Flur - Wohnen



Wohnen



Terrasse



Wohnen



Wohnen



Wohnen



Bad



Wohnen



Grundriss

## Erdgeschoss

