



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

## Small but nice - 3.5 room apartment



## general:

---

<b>object number external:</b>	KZO00043	<b>as from:</b>	20.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	2011
<b>place:</b>	8620 Wetzikon (ZH)	<b>available from:</b>	per sofort
<b>living space:</b>	70,00 m <sup>2</sup>	<b>Number of Rooms:</b>	3,5
<b>Number of bathrooms:</b>	1,0		

## prices:

---

**purchase price:** 635.000,00 €

## energy certificate:

---

## contact person:

---

<b>company:</b>	KENSINGTON Zürcher Oberland	<b>name:</b>	Petra Kindermann
<b>street:</b>	Tunnelstrasse 1	<b>place:</b>	8330 Pfäffikon
<b>phone:</b>	044 951 22 88	<b>Email:</b>	petra.kindermann@kensington-international.com
<b>www:</b>	www.kensington-zuercheroberland.com		

## Infrastructure:

---

## Description:

---

The property for sale, in the beautifully leafy Binzacker quarter, is located not far from the city centre with its many shopping opportunities and is characterised by good public transport connections. It is suitable for a single or couple household, as well as an investment.

As soon as you enter the well-kept 3.5 room apartment, you feel at home. This is underlined by the tasteful interior fittings and the well thought-out floor plan. The property, which measures a net living space of a good 70 m<sup>2</sup>, is located on the first floor of a modern apartment building. It has a south-west facing, very generous balcony with an area of 24

m2. It offers a partial view of the greenery and invites you to spend some cosy hours outdoors. A cellar compartment is available in the basement of the property.

The building was constructed in 2011. All entrances and apartments are handicapped accessible and can be reached by a lift or stairs. Pets are allowed.

Room program:

1st floor:

Living/dining 22.2 m2

Kitchen 5.9 m2

Room 1 13.1 m2

bedroom 2 15.7 m2

Bathroom/WC 5.8 m2

Entrée 7.8 m2

Balcony 23.9 m2

Basement:

Cellar compartment

communal bicycle room

communal drying room

The KENSINGTON Zurich Oberland offer is characterised by the following advantages:

Quiet location

Surrounded by green areas

No through traffic

Close to the centre

Well thought out floor plan

Very spacious balcony

Lift

The property is sold without parking space.

## Location:

---

Wetzikon - the city to feel good in

Dynamic regional centre in the middle of local recreation areas

Wetzikon thrives on contrasts. Born out of the merger of seven village communities, the town of Wetzikon is now the dynamic and up-and-coming regional centre in a rural setting, with more than 25,000 inhabitants, modern residential quarters and a wide range of shopping, cultural and leisure facilities.

#### High quality of life and living

Wetzikon is a lively town with many facets. Rural charm meets urban ambience here. Thanks to the rich selection of restaurants, bars, cinemas, shopping opportunities and the huge range of leisure activities in the middle of a local recreation area, Wetzikon is one of the regions in the canton with the highest quality of life.

#### Varied cultural and leisure activities

Wetzikon is a lively place. Here avant-garde art meets alternative events, classical concerts meet ethno and pop. With the artificial ice rink, the swimming pool, lido and camping site on Lake Pfäffikon, the sports facilities and the numerous cycling and hiking trails, Wetzikon offers a wide range of sports, leisure and recreational opportunities for every taste.

#### Regional education and health centre

Wetzikon is the education and health centre of the region. The wide range of educational opportunities spans all levels - from the cantonal school to the industrial and commercial vocational school to public and private educational institutes. The Zurich Oberland Health Care Centre (GZO) provides care for the region with the regional hospital.

(Source: <https://www.wetzikon.ch/stadt>)

#### Tax rate of the political municipality 119% (2020)

The property has good transport connections. The nearest train station is Wetzikon Kempten, which is an eight-minute walk away. From there it is a good 30 minutes to Zurich main station or just under an hour to Kloten airport. Alternatively, you can choose Wetzikon main station. It can be reached by bus from Migros Oberland. This bus stop is a 3-minute walk from the property.

## Equipment description:

---

Via the staircase or the elevator you reach the 3.5 room apartment on the first floor. Immediately at the entrance is a generous wardrobe and a built-in wardrobe. Adjacent to this is a washing tower. The corridor leads past the white fitted kitchen with dark granite top to the living and dining room. From the living room, one reaches the south-west facing large balcony, which offers a flower lover a variety of planting possibilities or allows the creation of various lounge areas such as a lounge, sun loungers or a dining table, etc. The balcony has a sunblind. The balcony has a sun blind, is completely covered and offers enough space to linger. The open kitchen is functionally furnished and equipped with modern appliances. The transition into the dining area is smooth. On the other side of the corridor is the bathroom with bathtub, shower and WC and two further rooms, both of which have an exit to the balcony. The bedroom is spacious and has enough room for a double bed and various cupboards. The second room could be used as an office or guest room. All rooms are laid out with dark slab floors and the individual rooms are lit by floor-to-ceiling window fronts.

The flat is heated by a floor heating. This is operated via district heating.

Annual service charges apartment 2019: CHF 4060 incl. payments into the renewal fund (CHF 883)



Status of the renewal fund as of 12/2019 Apartment: CHF 6325 (included in the purchase price)

Let us convince you of this beautiful apartment during a viewing or view the property in advance with our 360 degree tour at <https://tour.ogulo.com/sreq>

## Other information:

---

As a Swiss real estate company with an international network, we have been brokering high-quality properties with great success since 1998.

With our experience and comprehensive know-how in the field of real estate marketing, we support you throughout the entire purchase process and accompany you far beyond the notarisation.

We look forward to showing you the property. Contact us, we are there for you!

## images

---

KZO00043 3.5 Zimmer Wohnung in Wetzikon -  
Wohnen/Essen



KZO00043 3.5 Zimmer Wohnung in Wetzikon - offene  
Küche



KZO00043 3.5 Zimmer Wohnung in Wetzikon - Korridor



KZO00043 3.5 Zimmer Wohnung in Wetzikon - Zimmer



KZO00043 3.5 Zimmer Wohnung in Wetzikon - Zimmer



KZO00043 3.5 Zimmer Wohnung in Wetzikon - Bad/Dusche/WC



KZO00043 3.5 Zimmer Wohnung in Wetzikon - Begegnungszone



KZO00043 3.5 Zimmer Wohnung in Wetzikon - Aussenansicht

