



# Pleasant living in the city centre.

*Eindgracht 2 - 74, 3600 Genk*

# Pleasant living in the city centre.

*Bright flat with enclosed garage in a well-maintained residence. Other features include: no renovation obligation (recently renovated roofs, facades and terraces), optimal privacy, spacious terrace, panoramic view, two bedrooms, spacious passenger lift, asbestos-safe.*

## Layout

The enclosed garage is accessible via both lift and communal gate.

The spacious entrance hall with cloakroom and guest WC provides access to the living space, covered terrace, enclosed kitchen and storage room. The adjoining night hallway provides access to the bathroom and two bedrooms.

## Finish

The kitchen is fitted with a range of base and wall units, sink, oven, microwave, vitroceramic hob and extractor fan, fridge/freezer.

The recently renovated bathroom has a vanity unit, walk-in shower and natural ventilation.









# Facts & Figures

## Address Details

**address** Eindgracht 2 - 74  
3600 Genk

## Financial information

**price excl. cost** € 229.000  
**registration fees apply** yes  
**cadastral income** € 931  
**communal costs** € 80

## Technical information

<b>year of construction</b>	1976	<b>bedrooms</b>	2
<b>plot size</b>	2.833 m <sup>2</sup>	<b>bathrooms</b>	1
<b>habitable living space</b>	77 m <sup>2</sup>	<b>garages</b>	1
<b>patio orientation</b>	west	<b>epc</b>	363 kwh/m <sup>2</sup>

**extra** lift, intercom, fire detection  
**g-score** a  
**p-score** b  
**o-level** not located in flood area  
**worg** no