



# 3-slaapkamerappartement (106m<sup>2</sup>) in hartje Lanaken!

*Kerkplein 3 - 2, 3620 Lanaken*

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*This 3-bedroom apartment with a favorable EPC label (C) is located at Kerkplein, right in the center of Lanaken. Thanks to its central location, restaurants, shops, and public transportation are within walking distance. Schools, supermarkets, and the Dutch border are also easily accessible. The apartment is located on the second floor and is accessible by elevator or stairs. Plenty of parking available nearby. Make an appointment today to view this interesting opportunity!*

## **LAYOUT:**

The apartment is located on the second floor of the residence and features an entrance hall, toilet, living room with sitting and dining area, kitchen, hallway, three bedrooms, a bathroom, and a south-west facing terrace.

This apartment also has a storage room in the basement.

## **FINISHING:**

The kitchen is equipped with beige kitchen cabinets, a hob with extractor hood, oven, microwave, refrigerator, dishwasher, and a double sink with drainer.

The bathroom has a shower and a single sink integrated into the furniture.

Shutters are provided in the three bedrooms.



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# Facts & Figures

## Address Details

**address** Kerkplein 3 - 2  
3620 Lanaken

## Financial information

**price excl. cost** € 249.000

**registration fees apply** yes

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## Technical information

**year of construction** 1967

**year of renovation** 2023

**habitable living space** 106 m<sup>2</sup>

**patio orientation** zuidwesten

**bedrooms** 3

**bathrooms** 1

**heating** cv op gas d.m.v. radiatoren

**epc** 287 kwh/m<sup>2</sup>

**extra** lift, lift, intercom, fire detection, cellar

**g-score** a

**p-score** a

**o-level** klasse a (geen kans)

**o-level** niet gelegen in een overstromingsgevoelig gebied

**worg** no