



85 m² flat in Höchberg, Würzburg, furnished (from now on)

Location: Höchberg, Albrecht-Dürer-Str.

- Distance to Würzburg center: 5 km
- Distance to the University of Sanderring: 5km
- Distance to Hubland University: 8km

Within walking distance (400m) you will find a supermarket with bakery (open on Sundays), swimming pool, restaurant, school and kindergarten. In the center of Höchberg there are other facilities such as doctors, pharmacy, butchers, shops, etc. In the industrial area (4km) there are more supermarkets and discounters.

Höchberg is a popular residential area that scores with its proximity to Würzburg, and at the same time offers peace and relaxation.

Transport connection:

- Bus stop right outside the front door. Travel time to the centre: 18 minutes.
- By car and bike to the city centre or University Sanderring: 10-15 minutes.
- To University Hubland: 20-30 minutes.

Number of rooms and size: 3 Zimmer, 85 qm:

Living room, bedroom, bedroom/study, kitchen, bathroom, guest toilet, loggia/balcony, underground parking space

Description:

The beautiful and bright apartment is located in a quiet residential area. The third floor can be easily reached by elevator. The large living room leads to the covered loggia facing southwest with a view of the greenery and sun in the afternoon and evening. Two other rooms can be used as bedrooms, offices or children's rooms. The fitted kitchen is equipped with high-quality electrical appliances. In addition to the bathroom, there is a guest toilet.

Equipment:

The apartment is freshly renovated and is furnished with full equipment like a holiday apartment (bed linen, towels, kitchen utensils, dishes, cutlery, iron, TV, etc.). The fitted kitchen has an oven, ceramic hob, extractor fan and microwave (Siemens), dishwasher (Miele), fridge and freezer (Liebherr). Also available are: bathtub, washing machine, garden furniture, underground parking space, elevator.



Monthly rent and service charges:

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|---------------------------------|--------------------|
| – Kaltmiete inkl. Tiefgarage: | 990,- Euro |
| – Möblierungszuschlag: | 150,- Euro |
| – Nebenkosten inkl. Tiefgarage: | 245,- Euro |
| – Gesamt: | 1385,- Euro |

Deposit: 2.700,- Euro

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