



## **70 m<sup>2</sup> flat in Rosengasse, Würzburg-Sanderau (from 01.11.2024)**

### **Location:**

Central and quiet location in the Sanderau district of Würzburg, Rosengasse

### **Public Transport:**

Road and bus connections in Sanderstrasse

### **Number of rooms and size:**

2 rooms on 70 square metres of living space

### **Description:**

Beautiful 2-room flat / built in 2018 / non-smoking flat / balcony with fortress view

### **Equipment:**

Modern fitted kitchen in high-gloss white / Shower room / Underfloor heating / Lift / Cellar compartment / Washing machine and tumble dryer in the cellar / Car parking space

### **Monthly rent and ancillary costs:**

Basic rent: € 1,050 + advance payment for ancillary costs: € 250 + car parking space: € 95

### **Deposit:**

3.150 € (three times the monthly rent)

### **Contact:**

Please call 0170 3393750 to arrange a viewing appointment or if you have any further questions.



