



# estate - overview

**HC24 Wiesbaden**  
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[www.hc24.de/en/object\\_wi-192036.htm](http://www.hc24.de/en/object_wi-192036.htm)

object

## Flat in Wiesbaden

Dwelling number

192036

### Dwelling data

<b>Type</b>	Flat
<b>rooms</b>	4 rooms
<b>Size</b>	100 m <sup>2</sup>
<b>Floor</b>	3
<b>Available from</b>	2023-08-28
<b>Available until</b>	Unlimited
<b>At least</b>	3 Months
<b>Max. persons</b>	4
<b>Conditions</b>	pets are not allowed, Nonsmoker
<b>Rent</b>	4,850,- € per month
<b>Deposit</b>	9,700,- €



### Attributes

- ✓ furnished
- ✓ elevator
- ✓ Street parking
- ✓ Premium
- ✓ balcony
- ✓ bright
- ✓ quiet area



### Furnishings

- ✓ garage
- ✓ double bed
- ✓ fitted kitchen
- ✓ guest toilet
- ✓ towels
- ✓ cleaning service
- ✓ washing machine
- ✓ cable TV
- ✓ linen
- ✓ shower
- ✓ TV
- ✓ dish washer
- ✓ multi-family house
- ✓ WiFi
- ✓ central heating

### Energy performance certificate

Energy certificate type	Consumption certificate
Consumption value	233.00 kWh/m <sup>2</sup> a (G)
Energy source	Oil
Year of construction	1972

### Fees

Our brokerage service for this property is free of commission according to § 2 par. 1a of the Law for brokerage of apartments. There are also no other fees (eg for a visit, the lease contract, etc.).

### Description

Modern furnished apartment with balcony, internet, parking space in a quiet very demanded location in an apartment building in Wiesbaden East. Public transport is within walking distance. The location offers a quick connection to the highway A66.

A park is located in the immediate vicinity for recreation.

The living and dining room is furnished with a corner sofa, a dining table with four chairs and a flat screen TV.

In the first bedroom there is a double bed (180 x 200 cm), a closet and a flat screen TV.

In the second bedroom there is a double bed (160 x 200 cm), a closet and a flat screen TV.

The modern fitted kitchen is fully equipped with coffee maker, dishwasher and washing machine.

The chic bathroom has a ground-level shower

The available study, is equipped with a desk and a sideboard.

In the hallway there is another spacious closet.

An additional guest toilet is located in the entrance area.

The apartment has 3 spacious balconies. One of which is equipped with a table and two chairs.

Bed linen and towels are provided to the tenant. A cleaning service can be booked on request and for an additional charge. The one-time final cleaning fee is 150 euros.

Internet is included in the rent.

A underground parking space can be rented for 100 euros per month.

The stated rent, which is for one person, already includes the utilities.

For rentals of two or more people, the rental price increases by 50 euros.

The radio tax is registered and paid by the tenant himself.

Hint:

No smoking allowed in the property.