



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KHV_426	<b>Date:</b>	15.06.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1963
<b>street:</b>	Nordstraße 11	<b>place:</b>	30880 Laatzen / Gleidingen
<b>living space:</b>	145,00 m <sup>2</sup>	<b>Floor space:</b>	139,00 m <sup>2</sup>
<b>Total size of site:</b>	1.018,00 m <sup>2</sup>	<b>Number of Rooms:</b>	7,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	2,0	<b>Condition:</b>	part / full renovation required

## prices:

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<b>purchase price:</b>	345.000,00 €	<b>broker's fee:</b>	7,14% inkl.MwSt.
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## energy certificate:

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<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2034-04-20
<b>age group:</b>	2014	<b>heating YOC:</b>	2007
<b>beaconing:</b>	gas	<b>primary energy sources:</b>	GAS
<b>final energy demand:</b>	113.00 kWh/m <sup>2</sup> /a		

## contact person:

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<b>company:</b>	Finest Properties Hannover GmbH	<b>name:</b>	Christopher Grein
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<b>phone:</b>	01726743140	<b>Email:</b>	christopher.grein@kensington-international.com

## Infrastructure:

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# images

Front\_I



EG\_WohnEssAnbau



EG\_WohnEss



EG\_Wohnzimmer



EG\_Anbau



EG\_Küche\_I



EG\_Küche\_II



EG\_Küche\_III



EG\_Flur



EG\_Zimmer\_I



EG\_Zimmer\_II



EG\_Bad\_I



EG\_Bad\_II



Wintergarten



Hausflur



OG\_WohnEss\_I



OG\_WohnEss\_II



OG\_WohnEss\_III



OG\_WohnEss\_IV



OG\_Küche



OG\_Flur



OG\_Zimmer\_I



OG\_Zimmer\_II



OG\_Bad\_I



OG\_Bad\_II



Dachboden



Keller1



Keller2



Keller\_Flur



Garten\_I



Garten\_II



Front\_II



Garagen



Draufsicht



Grundriss\_KG



Grundriss\_EG





Grundriss\_OG

