

**Barbara Braun Immobilien**

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76344 Eggenstein-Leopoldshafen

Magdeburger Ring 20

Flat

Rent including heating and service charges: 890 EUR

Rooms: 2

Size: 55 m²

## Bright 2 room apartment in Eggenstein- Leopoldshafen NEAR KARLSRUHE, S-Bahn connection to Karlsruhe

### ■ Data at one glance

Listing Type:	Short-term Lettings
Property Type:	Flat
Vacant from:	Nov 1st 2024
Smoking:	Non smoker
Property condition:	Well kept
Furnished:	✓
balcony / terrace:	✓
Pets:	✗
Type of heating:	Central heating
Built-in kitchen:	✓
Bathrooms:	1
Deposit:	2 rents with service charge

### ■ Description

Bright attractive 2-room-apartment with beautiful generous south terrace, new building year 1995, parking space, near streetcar stop, quiet location, top condition!

### ■ Facilities

Comfort equipment.

Fully furnished apartment with modern furnishings, incl. TV.

Bedroom and living room with laminate flooring in parquet floor design.

Kitchen, bathroom and hallway brightly tiled.

Fitted kitchen with extractor hood and all electrical appliances, also washing machine, freezer and microwave.

Bathroom with bathtub, washbasin and WC.

The apartment is heat insulated and has insulated plastic windows.

A cellar room is available.

Caretaker service.

### ■ Location

Quiet location in Eggenstein-Leopoldshafen. Closed to Karlsruhe nuclear research centre.

The centrally located S-Bahn connection allows the advantages of a quiet residential area in the countryside to be combined with the quick access to the workplace, the diverse shopping facilities and other amenities of the city of Karlsruhe.

### ■ Miscellaneous

The rent includes the rent for the parking space as well as all additional costs including electricity and cable TV.

## Bright 2 room apartment in Eggenstein- Leopoldshafen NEAR KARLSRUHE, S-Bahn connection to Karlsruhe



Schlafzimmer



Küche



Küche



Schlafzimmer



Terrasse



Flur

# Bright 2 room apartment in Eggenstein- Leopoldshafen NEAR KARLSRUHE, S-Bahn connection to Karlsruhe



Wohnzimmer



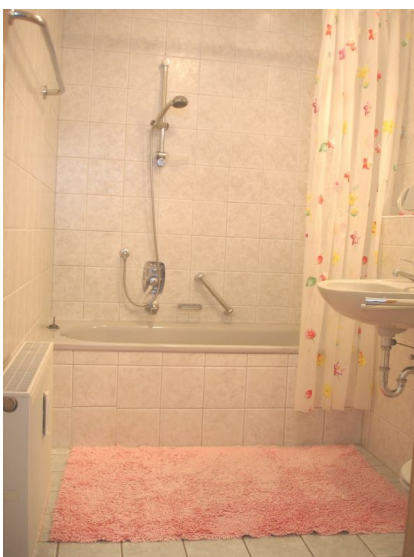
Badezimmer



Wohnzimmer



Schlafzimmer



Badezimmer



Außenansicht



## Bright 2 room apartment in Eggenstein- Leopoldshafen NEAR KARLSRUHE, S-Bahn connection to Karlsruhe



Außenfassade