



Weteringschans 102 B

Object

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De Wetering

Weteringschans 102 B
1017 XS AMSTERDAM

Asking price
€ 780.000,-- cost-to-buyer

BROERSMA



Weteringschans 102 B

Layout

This is the perfect city apartment, part of an architecturally ornate building that epitomizes the character of Amsterdam. Its layout, light and the elevator make this a fabulous place to call home, at the heart of Amsterdam's city center.

Stone steps lead to the front door and entrance, from where the elevator or communal stairs lead to the first floor.

The first floor

The second you walk in, the tall 3.06m ceilings will make an impression, lending the well-maintained apartment an added sense of space.

The living area is at the rear and can easily accommodate both a dining and sitting area. The modern and bright kitchen is situated in the extension and is fitted with a range of appliances including a dishwasher, combination microwave oven, 5-burner stove and a wine refrigerator. The laundry room/pantry is directly off the kitchen.





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Layout

The primary bedroom is spacious and the beautiful bay window adds extra character to the room. The bay overlooks the two towers of Rijksmuseum.

The second bedroom is next to the primary bedroom and is currently appointed as a children's bedroom. The contemporary bathroom features a neutral color palette and is equipped with a bathtub, walk-in shower, vanity and second toilet. The property also includes a guest restroom.

The major renovation of the building and the apartment, combined with the rich architecture is the perfect mix of history and modern comfort.

The outdoor space

There is a spacious terrace, directly off the living. This terrace is 8 sqm and faces south. The orientation of the terrace and the living room means that the doors can be opened often.



Weteringschans 102 B

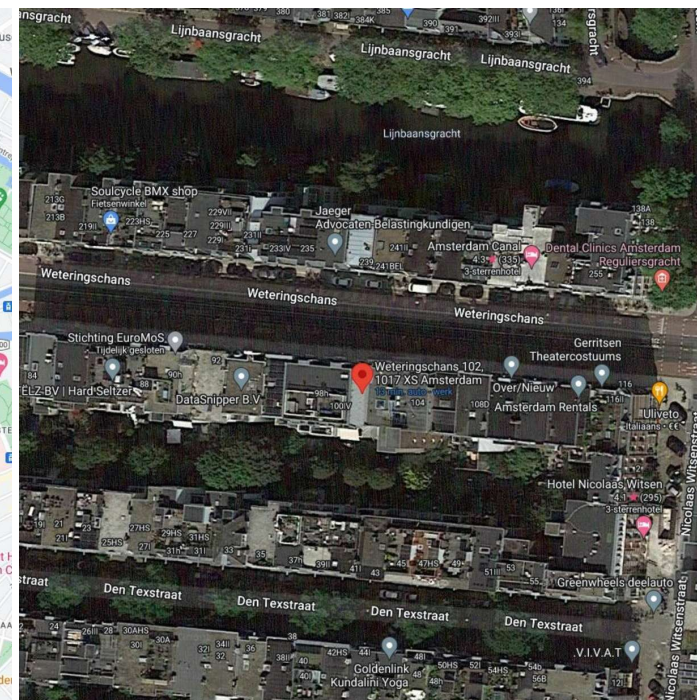
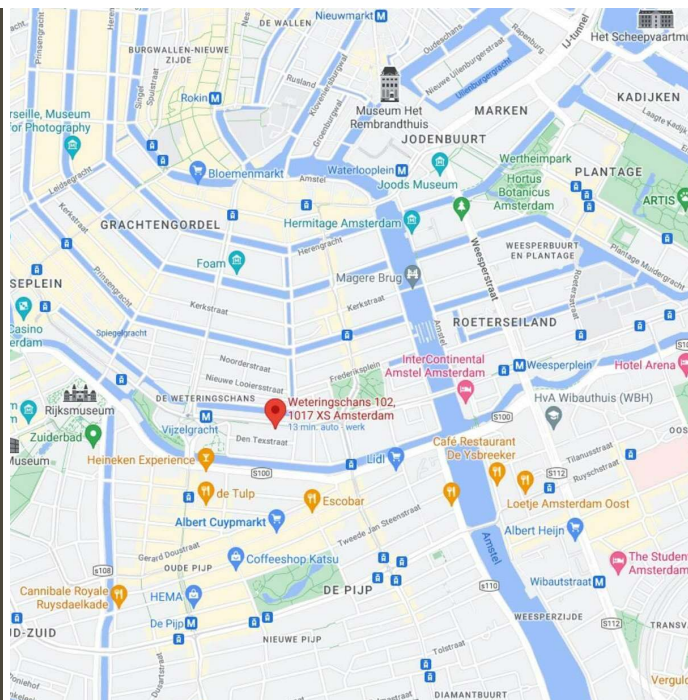
Location

The apartment is in an area with a wide range of specialty shops, including Holtkamp pastry shop, Noé bakery and De Leeuw butcher shop, as well within walking distance of Albert Heijn and Albert Cuyp market for groceries.

For delicious coffee, lunch or dinner, the choices are endless: on Weteringschans, Vijzelgracht and Utrechtsestraat as well as in “De Pijp”.

Accessibility

The apartment is in a prime location in Amsterdam's city center. The entrance to the metro Noord-Zuidlijn station is approximately 250 meters from the apartment. From here, there is quick service to Schiphol or Amsterdam CS. Tram stops for lines 1, 7, 19, and 24 are within walking distance of the apartment and connect to all corners of the city. By car, the property is easily accessible, the A10 beltway is less than a 10-minute drive away.





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Cadastral / Specifics

Land registry information

Municipality Amsterdam

Section I

Number 11603

Index 13

- This information was drafted with the utmost care. However, we are not liable for any unintended omission or inaccuracy, etcetera nor any consequences related thereto. All measurements and sizes are indicative only.
- The Measurement Code is based on NEN2580 standards. The Measurement Code is intended to ensure a more universal survey method for indicating total net internal area (usable floor area). The Measurement Code cannot fully preclude discrepancies between individual surveys, due to e.g. differences regarding interpretation, rounding and restrictions to conducting measurement surveys.



Specifications

- Usable residential floor area approximately 80 sqm
- South-facing balcony of 8 sqm
- Elevator
- Freehold property
- Double glazing
- Energy label A
- Protected cityscape
- Monthly HOA charges of € 148.52
- Professional HOA management by Delair Vastgoed
- Exterior repainted in 2021



Weteringschans 102 B

Exterior



Weteringschans 102 B
Interior



Weteringschans 102 B
Interior



Weteringschans 102 B
Interior





Weteringschans 102 B

Interior



Weteringschans 102 B
Interior



Weteringschans 102 B

Exterior





Weteringschans 102 B

In brief

Facilities

- Electrical installation with multiple groups and earth leakage protection
- Central heating system with HR boiler

Outside area

- Balcony

Price

€ 780.000,-- plus additional costs (transfer tax and notary costs)

Rooms

- See floorplan

Acceptance

- By mutual agreement

Local taxes

- Property tax ('22) € 259,98 per year
- Waste water tax ('22) € 152,50 per year
- Service costs handled by VvE € 148,52 per month

Maintenance

- Internal: good
- External: good

Foundation

According to information obtained at the Department of Building and Housing Supervision, no negative information is known.

Floor space

- Usable floor area: approx. 80 sqm
- Building-related outdoor space: approx. 8 sqm

Movables

A list of movables is present

Zoning regulations

Residential according to zoning plan

Land situation

Freehold land

Cadastral

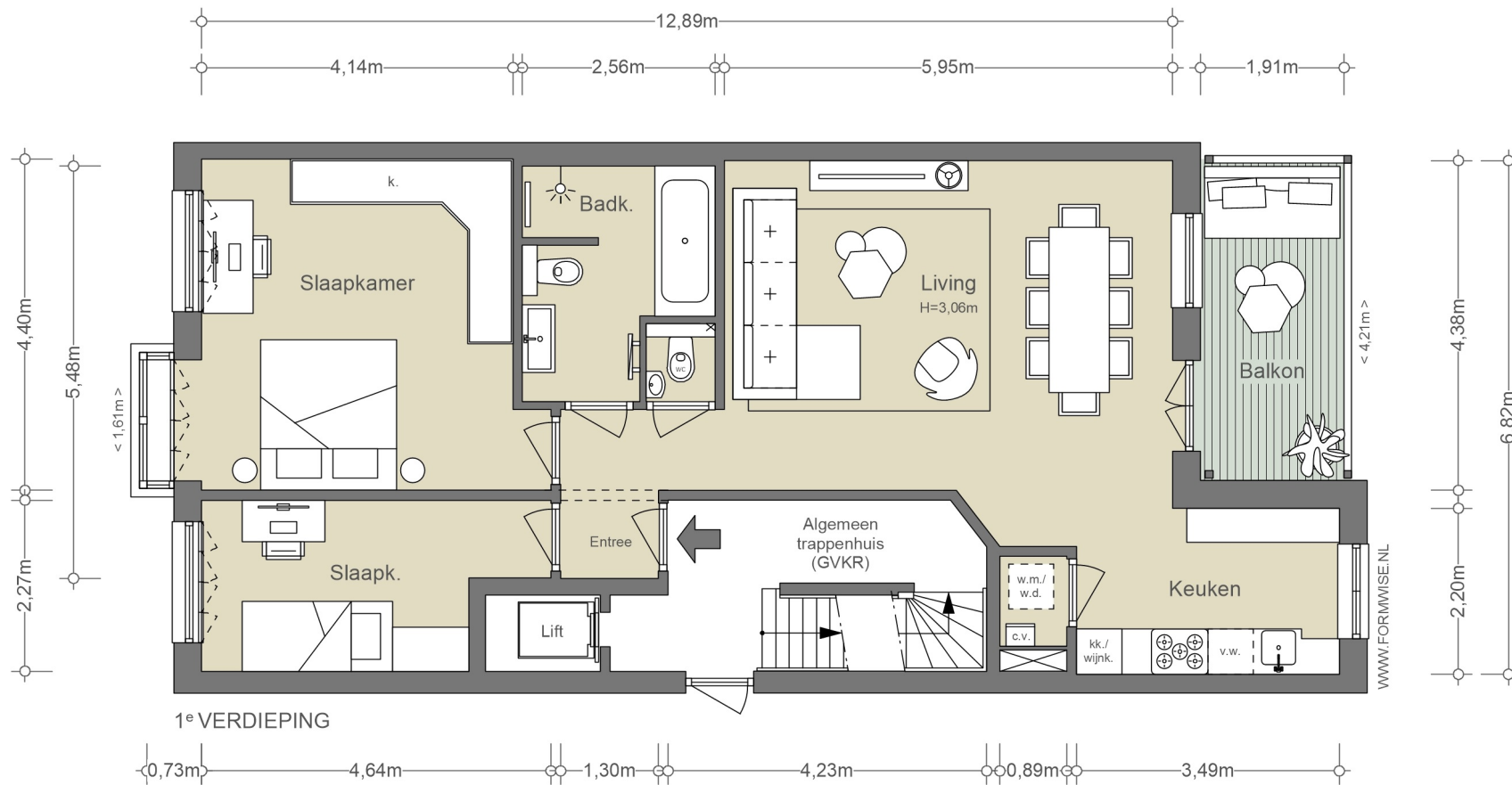
- Municipality Amsterdam
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Year of construction

- 1879

Environment

According to information obtained from the Environment and Building Surveillance Department, no negative information is known regarding contamination.



NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen
79,63 m²
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
8,04 m²
Externe bergruimte
n.v.t.

De op de tekening aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.



Plattegrond: Weteringschans 102 B



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General

Notary public

The contract of sale will be drawn up pursuant to the model of the Royal Notary public professional organisation Amsterdam, by a notary public to be appointed by the buyer and located in the Amsterdam region or within 5 km from the building that is for sale.

Bidding

In order for the sale to progress and to limit the responsibilities, we hereby state the sales conditions in the event that the prospective buyer does not wish to make use of the professional purchase assistance by way of a licensed or authorized real estate agent. If the prospective buyer takes this option when entering into the negotiations, then the buyer must provide sufficient proof that the underlying proposal is guaranteed financially. This can be supported by showing a contract with or the advice issued by a professional and licensed financial institution or advisor.

- Offers are preferably sent by mail or email to the selling real estate agent, accompanied by a copy of a valid identification.

- The seller and its real estate agent will inform the prospective buyer of all that the buyer should be made aware of, whereby information on facts that the buyer is aware of or should have been aware of from its own research, insofar as such a research can be requested by a buyer, according to common opinion. The prospective buyer accepts the research duty as such. The prospective buyer is responsible for consulting the usual sources of information for the purchase.
- Offers remain valid up until the moment the seller (and/or its real estate agent) responds by accepting, making a different proposal or by rejecting the proposal of the prospective buyer.

3 days reconsideration period

On the 1st of September 2003, the Act on the Purchase of Immovable Objects took effect. In short, this act has two main items: three days reconsideration period and the written documentation of the sale.

- Reconsideration period

A consumer who purchases a house has a reconsideration period of three days. Within this period, the consumer can cancel the agreement. This way, the consumer can contact a specialist or take some additional time to consider the purchase. This reconsideration period is an imperative law: the buyer and the seller cannot decide to have it not apply to their agreement. However, the purchaser can, on his own accord, decide to waive any remaining reconsideration period. The reconsideration period commences on the day that follows the date the buyer received a copy of the signed contract of sale. The exact time the buyer receives the contract is not relevant.

- Written documentation

Contrary to the situation before the 1st of September 2003, the purchase of a house (by a consumer) is only concluded when the contract of sale has been signed by the buyer and the seller. Until this is done, the sale is not legitimate. This has been confirmed by several higher courts; if a contract of sale for a house is not documented in writing pursuant to article 7:2 Dutch Civil Code, then the sanction is cancelled.