

## **NEW 926 sqfeet condo with balcony, fitted kitchen, Wiesbaden-Nerotal**

- available from 1<sup>st</sup> of October-

Spacious 3- room (2 bedroom) condo on German 3rd floor, with nice view over the Nerotal as well towards the vineyards and Russian chapel. This condo is equipped with a balcony, fitted kitchen, one bath and basement. On request partially furnished.

Location: most wanted area of Wiesbaden, in Nerotal - public park - 10min walking distance from city center, in one of the best neighborhoods of Wiesbaden. Public transport only view steps away, bakeries, supermarkets you find within view min. walk. By car you can reach Clay only in 15 min, in 10 min Amelia Earhart Building.

- Rental price: €1450 plus utilities
- Size: 86 sqm (926 sqfeet)
- Living / dining room: 1
- Balcony: 1
- Fitted kitchen with appliances: stove, oven, hood, fridge, freezer and dishwasher.
- Bedrooms: 2
- Bathrooms: 1 (one with tub)
- Basement for storage: 1
- Shared laundry room: in the basement
- Floor: tiles and parquet
- Appliance: lights fixtures, mirror in the bathroom
- Pet's allowance: yes
- Heating: central gas heating
- Parking spaces: on street parking
- deposit: 2 cold rents
- American housing contract accepted

Energy performance certificate will be provided during the viewing.

Utilities: caretaker, chimney sweep, common electricity, garbage removal, sewer, water, facility manager, stair walk cleaning, central gas heating and snow removal

To be registered by tenant via UTAP office: electricity and internet

Arrange your personal viewing appointment. I'm looking forward to hearing from you. Further pictures and information on request via phone, WhatsApp, Signal, or email

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Note: All information in this exposé is based on the information provided by the landlord and has been prepared with care. However, the existence of errors cannot be ruled out, therefore the information is provided without any liability. The right to change rental prices is reserved.

AS Immobilien

Ihr Immobilienmakler in Wiesbaden und Umgebung

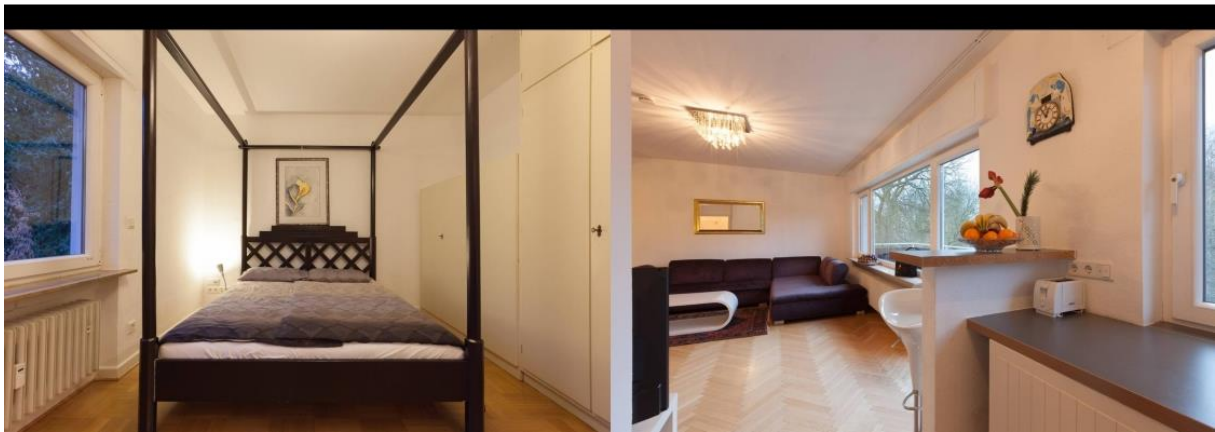
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
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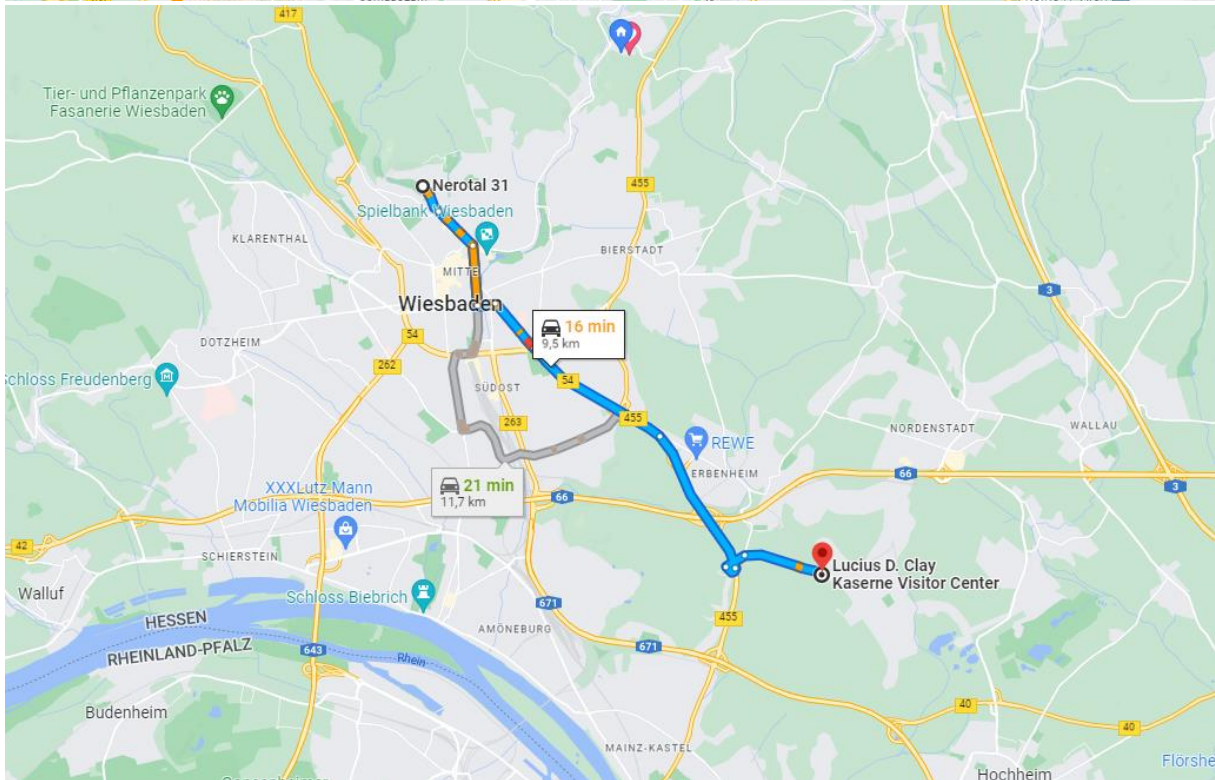
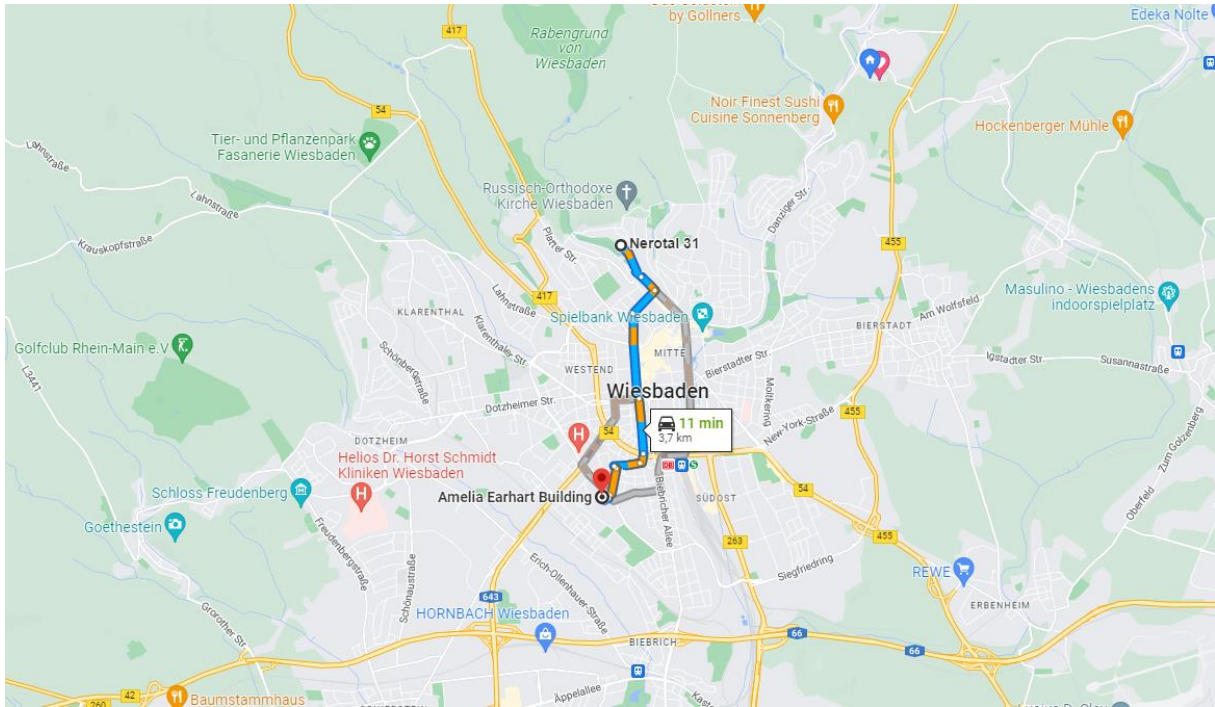
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