svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

Rented

60.8 m², Prague 9, Letňany, Hlučkova

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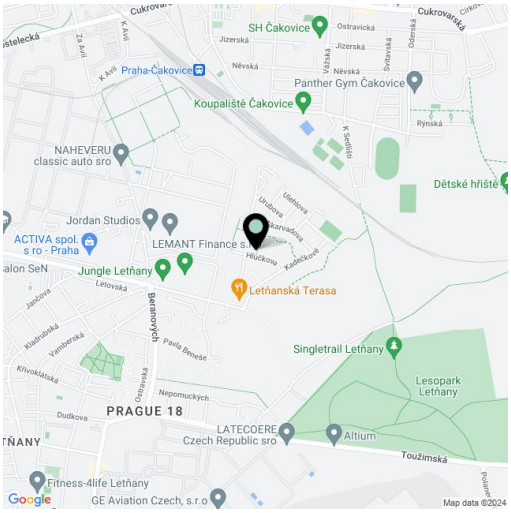
Total area	67 m²
Floor area*	61 m²
Balcony	6 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,400. Electricity is billed separately.
PENB	G
Reference number	104608
Available from	Immediately



***** Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This spacious, furnished west-facing apartment with a balcony, on the 1st floor of a recently constructed building with an elevator, underground parking, a park, and a playground is located near a landscaped forest park, in a quiet residential area within easy reach of the Letňany metro station (line C, a few short bus stops away) and complete amenities, incl. the OC Letňany shopping and entertainment center, a kindergarten, a primary school, a post office, a water park, a winter stadium, and a bike trail.

The apartment includes a living room with a fully fitted open plan kitchen and dining area, a bedroom with a wardrobe, a bathroom (bathtub with a shower screen, toilet with a bidet shower), a storage closet, and an entrance hall with a built-in wardrobe. The **balcony** is accessible from both main rooms.

Laminate floors, tiles, security entry door, roller blinds, insect nets, central heating, washer, dryer, dishwasher, **cellar**. A **garage parking** space is included.

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