



Apartment One-bedroom (2+kk)

Sold

55 m², Prague 10, Vršovice, U Vršovického nádraží

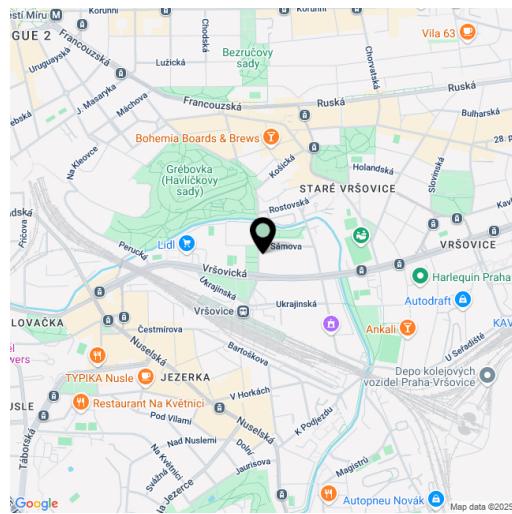




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Total area	55 m ²
Parking	-
Cellar	3 m ²
PENB	G
Reference number	106719



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This west-facing apartment with high ceilings and windows overlooking the park is located on the 4th floor of a brick apartment building without an elevator in Prague 10 - Vršovice, close to complete amenities, public transport stops, and romantic Grébovka Park.

The apartment consists of a living room with a kitchen and dining area, a bedroom, a bathroom (shower, sink, washing machine connection, heated towel rail), a separate toilet, a storage room, and a hallway.

The windows are **new wooden triple-glazed**; floors are floating laminate. The interior has preserved the original cassette doors with **decorated glass panels** and brass handles, and the **massive entrance door** is also original. The kitchen is fully equipped (gas stove). In 2014, the heating was renovated, which is provided by a new gas condensing boiler. **No elevator**.

The location stands out for its rich civic amenities and **quick access to the city center**: the Hlavní nádraží metro station is only 5 minutes away by train, the tram ride to Wenceslas Square takes a quarter of an hour, and the transport service will increase even more after the completion of the nearby D line metro station on Bratří Synků Square. In the vicinity are several cafes and restaurants, a supermarket and small shops, pharmacies, a health clinic, a **tennis hall**, an **ice rink**, or a **dog playground**. The vast **Havlíčkovy Sady (Grébovka) Park** is located a 2-minute walk from the building, and a comfortable **bike path** along the **Botič Stream** runs a short distance from the building.

Floor area 55.3 m², cellar approx. 3 m².