

## 92160 Anthony 3-room flat 62 m2 with 27 m2 terrace + balcony, basement parking



## INFORMATION

Town:	Antony
Department:	Hauts-de-Seine
Bed:	2
Bath:	1
Floor:	62 m2
Outside Space:	27 m2

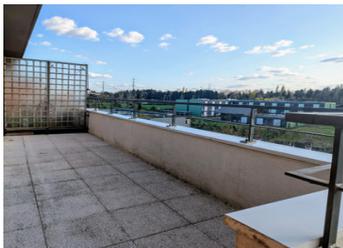
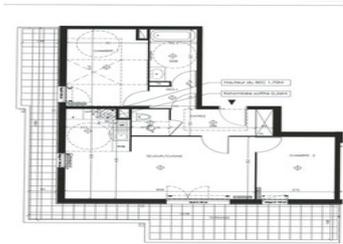
## IN BRIEF

92160 Antony, Leggett Immobilier is pleased to present a 62 m2, 3-room flat on the top floor of a recent building, with a lovely 27 m2 terrace and a long balcony. The flat comprises three rooms arranged as follows: an entrance closed by a glass door leading to a 26 m2 living room with an open-plan kitchen, two bedrooms of 10 and 12 m2 with glass doors leading to the outside, a bathroom with a bath, a separate toilet of 2 m2, all arranged in a star formation around the 5 m2 entrance with a cupboard.

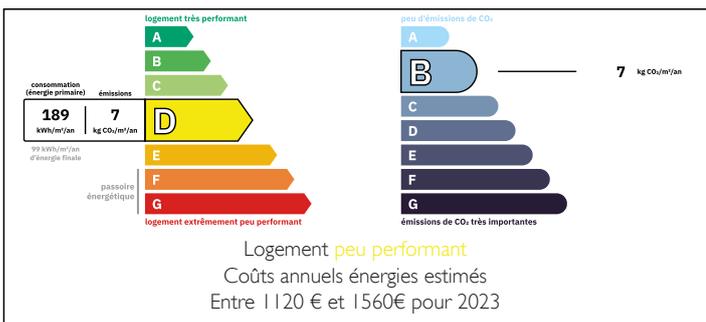
The living room opens onto the terrace through a large sliding glass window.

This bright, unoverlooked property is close to the Lycée Descartes and 9 minutes' walk from RER C station Chemin d'Antony.

Opposite the Parc des Aulnes, close to the Gaston Roussel course, the...



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Antony is 8 km south of Paris, close to Orly airport and well connected by public transport, particularly the RER C and RER B.

You'll find a busy town centre with a pedestrianised street, and a large shopping area in the neighbouring town with a wide range of big-name stores.

The flat is accessible by lift. The landing is wide and comprises four separate flat entrances. The door to the flat is secured by a door with a burglar-proof multi-point lock. The App on the 4th and top floor comprises 3 rooms, including a living room with parquet flooring and an open-plan kitchen with square flooring, 2 bedrooms with carpeting, a bathroom with a bathtub and vanity unit, and a large toilet with disabled access.

All the rooms open onto the outside via double-glazed French windows and give access to the south and west-facing terrace or balcony with a surface area of 27 m<sup>2</sup>.

The flat is situated on a corner and benefits from a double aspect.

Room sizes

Entrance hall 5.7 m<sup>2</sup>

Living room / kitchen 26 m<sup>2</sup>

Bedroom 1 12 M<sup>2</sup>

Bedroom 2 10 M<sup>2</sup>

WC 2 M<sup>2</sup>

Bathroom 5 M<sup>2</sup>

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Co-owned building of 30 units

Provisional annual charges: 1548€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1626 EUR**

**Taxe habitation: EUR**

## NOTES