

Exclusive 3-bedroom garden-apartment with sun-terrace in „Garten Carré Twedter Feld“ - Mürwik



**Twedter Feld 12
24944 Flensburg - Mürwik**

**Rooms: 3
Living area: 107.80 sqm
Floor: Ground Floor**

directly from owner

| | | | |
|------------------------|------|--------------------------|-------------------|
| Bed-/Livingroom: | 3 | Type energy certificate: | Verbrauchsausweis |
| Bathroom: | 2 | Type of heating: | central heating |
| Cellar: | Yes | Energy source: | direct heating |
| Terrace: | Yes | Energy charac. value: | 49,00 kWh/(qm*a) |
| Garden sharing: | Yes | Parking space: | 1x parking space |
| Accessible/ step-free: | Yes | E-Car connectivity: | possible |
| built-in kitchen: | Yes | Bike parking place: | In-/outdoor |
| Lift: | Yes | E-Bike connectivity: | possible |
| Year of construction: | 1993 | Condition of building: | modernized |

Your contacts:

Philipp Dannenberg (Managing director)

eMail: philipp.dannenberg@dannenberg-soehne.de

Mobile: +49 (0)157 387 515 08

Selbsthilfe Bauverein eG (Property Management)

Johanna Doose

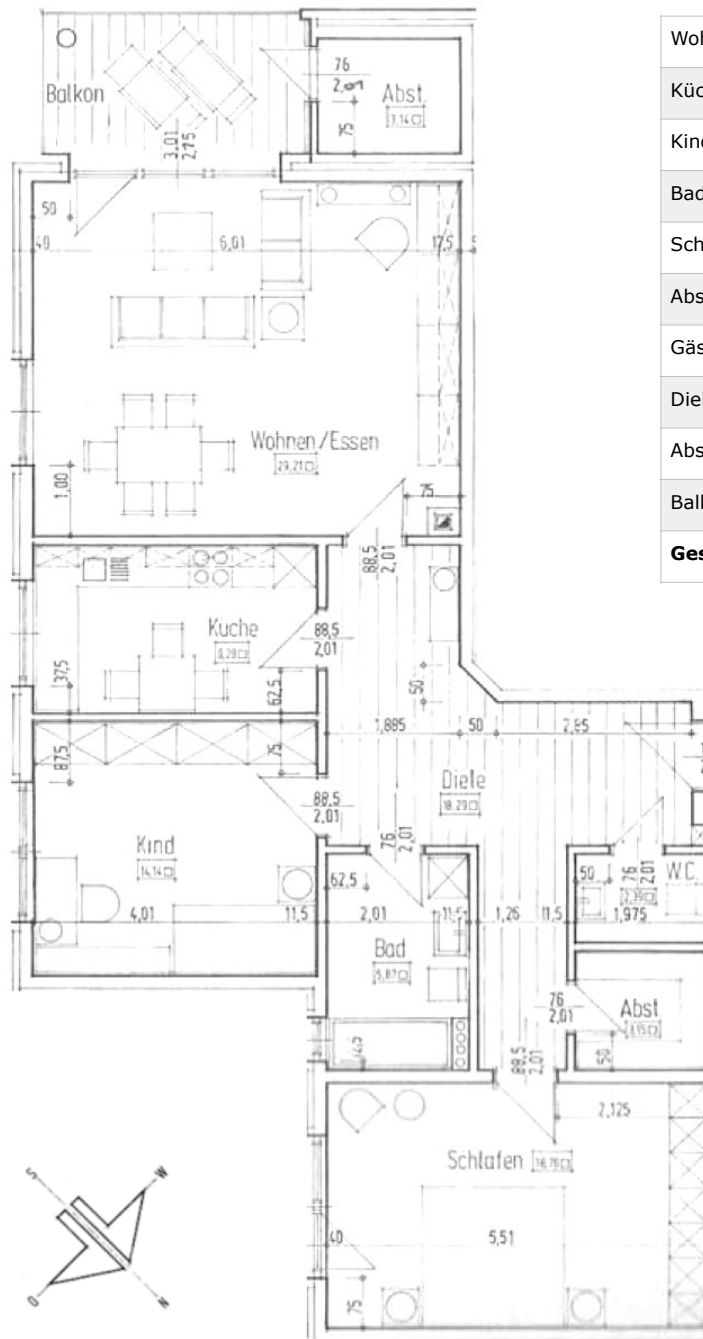
eMail: jdoose@sbv-flensburg.de

Tel.: +49 (0)461 315 60 271

Ground plan

Wohnung 01

Erdgeschoss links



| | |
|------------------------|----------------------|
| Wohnen/Essen | 30,0 qm |
| Küche | 8,5 qm |
| Kind/ Schlafzimmer | 14,1 qm |
| Bad | 5,9 qm |
| Schlafzimmer | 17 qm |
| Abstellraum 1 | 3,8 qm |
| Gäste WC | 2,5 qm |
| Diele | 19,3 qm |
| Abstellkammer | 3,1 qm |
| Balkon (1/2 angesetzt) | 6,5 qm |
| Gesamt | ca. 107,80 qm |

About this property

In the north-eastern part of the city of Flensburg, 28 apartments were built in 1993 in Twedter Field 10-12 - in the immediate vicinity of the Flensburg Fjord. After almost 25 years, the site was expanded by a new building with 16 apartments. In addition to the new property at Twedter Field 14, the entire garden area on the site was also re-designed. The new flower beds in the entrance areas and in the garden, harmonious lighting of the site as a whole and the newly-built BBQ area with table tennis for communal tenants' evenings, all gave rise to what is now known as

G a r t e n C a r r é T w e d t e r F e l d .

Location

Located in the near vicinity are the Twedter Feld nature reserve, Solitude beach and the Twedter Plack with all its opportunities for shopping for one's daily needs. The apartments offer beautiful, unobstructed views right onto the nature reserve and the Flensburg Fjord.

Despite the close proximity to the town centre and the old town, the location is very quiet. Flensburg City can be easily reached either by public transport or by car (10-15 min).

Facilities

You enter this beautiful ground floor apartment and via the hallway you get direct access to the open-plan living and dining area with its adjoining terrace, which has a south-easterly orientation and thus invites you to linger and enjoy the afternoon sun. From the terrace, you can get straight to the large garden of the Garten Carré Twedter Feld.

The hallway offers access to all the apartment's other rooms, two bathrooms and the bright kitchen with tiled floors. The remaining rooms are consistently fitted with high-quality laminate floors.

The apartment is designed to be disabled-friendly and is at ground level. The property also has a lift. Lockable window handles, smoke detectors and a video intercom system will all serve to increase the level of comfort and the safety standard of your apartment. This apartment also engages with energy aspects and thoughts to the future. Along with 200 MBit internet in every room, we have become the first private housing company in Flensburg to offer its tenants the opportunity of e-car/e-bike parking spaces and a "Paketbox" package system for the time-independent sending and receiving of packages.