

3-bedroom apartment for sale at 95800 Cergy, a university town 27km from Paris (38 minutes RER A)

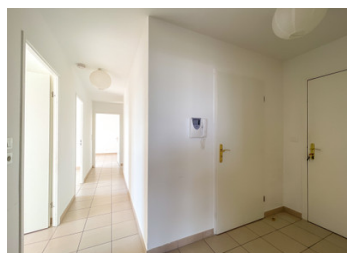
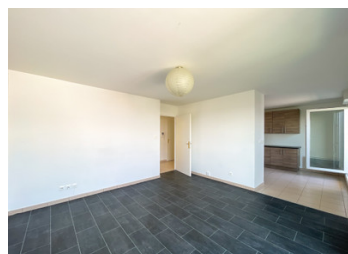


INFORMATION

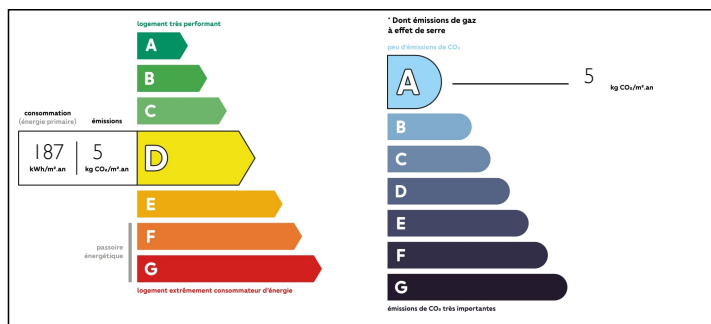
Town:	Cergy
Department:	Val-d'Oise
Bed:	3
Bath:	1
Floor:	74 m2
Outside Space:	21 m2

IN BRIEF

Attractive 3-bedroom top floor apartment at 95800 Cergy in a 6 storey 2012 building with elevator well situated close to the Cergy-le-Haut train station, ideal for commuting to Paris (RER A). 4 separate balconies give plenty of private outdoor space to dine outside and enjoy the views that extend as far as the Vexin National Nature Park. Accommodation comprising: entrance, fitted kitchen with access to a balcony, lounge with access by French doors onto a second balcony, a corridor leads to 3 bedrooms, two with inbuilt wardrobes, a bathroom with WC and an independent WC. The building benefits from secure access by security key with integrated badge, and access to underground carparking spaces via remote control. The apartment is situated close to schools, shops, restaurants and a cinema. Cergy is a new university town known for the ESSEC Business School and other Schools within the CY Cergy Paris University Group...

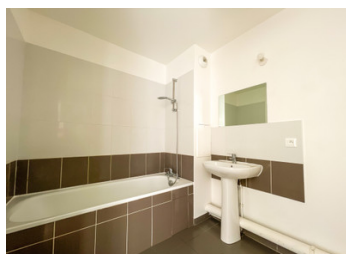


ENERGY - DPE



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

Room dimensions:

Entrance: 9,04m²

WC: 1,39m²

Lounge / dining room: 15,89m² with access to a balcony of 8,38m²

Kitchen: 13,21m² leading to a kitchen balcony of 5,78m²

Bedroom 1: 9,14 m² (including wardrobe 0,93m²) with access to a balcony of 6.33m²

Bedroom 2: 9,04m² (including wardrobe 0,94m²)

Bedroom 3: 11,19m² leading to a balcony of 1,42m²

Bathroom: 5.01m²

Flooring: Tiled floors

Windows: Double glazed French doors opening onto paved balconies

Tax foncière: 1597€

Copropriété charges: 1874€

Heating: Individual

Heating type: Electric radiator

Excellent transport connections, locally and internationally.

By train:

38 minutes to Paris (Champs-Élysées) on RER A. From Paris you have access to Eurostar, Thalys, Metro, RER and national rail network.

Cergy is served by direct buses from Paris CDG Airport.

By Car:

5 minutes from the A15 motorway and the national motorway network.

By Plane:

45 minutes from Paris CDG airport by car.

*The fees for this transaction are the responsibility of the seller.

LOCAL TAXES

Taxe foncière: 1597 EUR

NOTES