



MANDY WILLIAMS
IHRE IMMOBILIENMAKLERIN



Object-ID: MW23HK12

Centrally located apartment on 2nd floor
with elevator & loggia

67657 Kaiserslautern

Mainzer Straße 12

Details

Mainzer Straße 12 • 67657 Kaiserslautern

Object type	Appartment	Barrier-free	No
Number of rooms	4	Elevator	Yes
Living space approx.	121	Balcony	Yes
Land area approx.	N/A	Terrace	No
Floor	2	Garden	No
Total floors	N/A	Basement	Yes
Construction year	2011	Built-in kitchen	Yes
Year last complete renovation	N/A	Parking spaces	1
Object condition	Maintained	Pets	Yes
Vacant from	01.05.2023		

Heating type	Floorheated	Energy certificate type	Demand Certificate
Firing type	Gas	Energy rating	49.4
Condition of heating	Maintained	Energy efficiency class	A

Rent	1.350,00 €
Ancillary costs	Incl.
Heating costs	Not incl.
Rent garage/parking space	Incl.
Deposit	2.700,00 €

Disclaimer

All information in this exposé is preliminary information compiled to the best of our knowledge and reflects the status at the time the exposé was created. We expressly reserve the right to make changes. The notarized purchase contract is the sole legal basis. Information as always without guarantee. More about our terms and conditions at: www.mandy-williams.com/agb



Amenities

Mainzer Straße 12 • 67657 Kaiserslautern



- Offered is an apartment on the 2nd floor, built in the year 2011.
- The apartment has 121 square meters of living space distributed over 4 rooms.
- The heart of the apartment is the open, light-flooded living and dining area and the loggia with a south-western orientation.
- A kitchen island with electrical appliances is already available.
- The daylight bathroom is equipped with a bathtub and a floor-to-ceiling shower. In the bathroom, there is a connection to the washing machine.
- In addition, there is a guest toilet in the entrance area.
- The floors are equipped with tiles and wooden flooring, the plastic windows are double-glazed, thermally insulated, and have electric blinds.
- For the heat there is gas central heating and underfloor heating.
- For motor vehicles, there is a parking space outside.
- The apartment is currently still rented and is available from 01.05.2023.

Kitchen

- ✓ Einbauküche
- ✓ Pantry

Bathroom

- ✓ 1 Badezimmer
- ✓ 1 Gäste-WC
- ✓ Badewanne
- ✓ Ebenerdige Dusche
- ✓ Fenster

Living rooms

- ✓ 1 Wohnzimmer
- ✓ 3 Schlafzimmer

Outdoor area

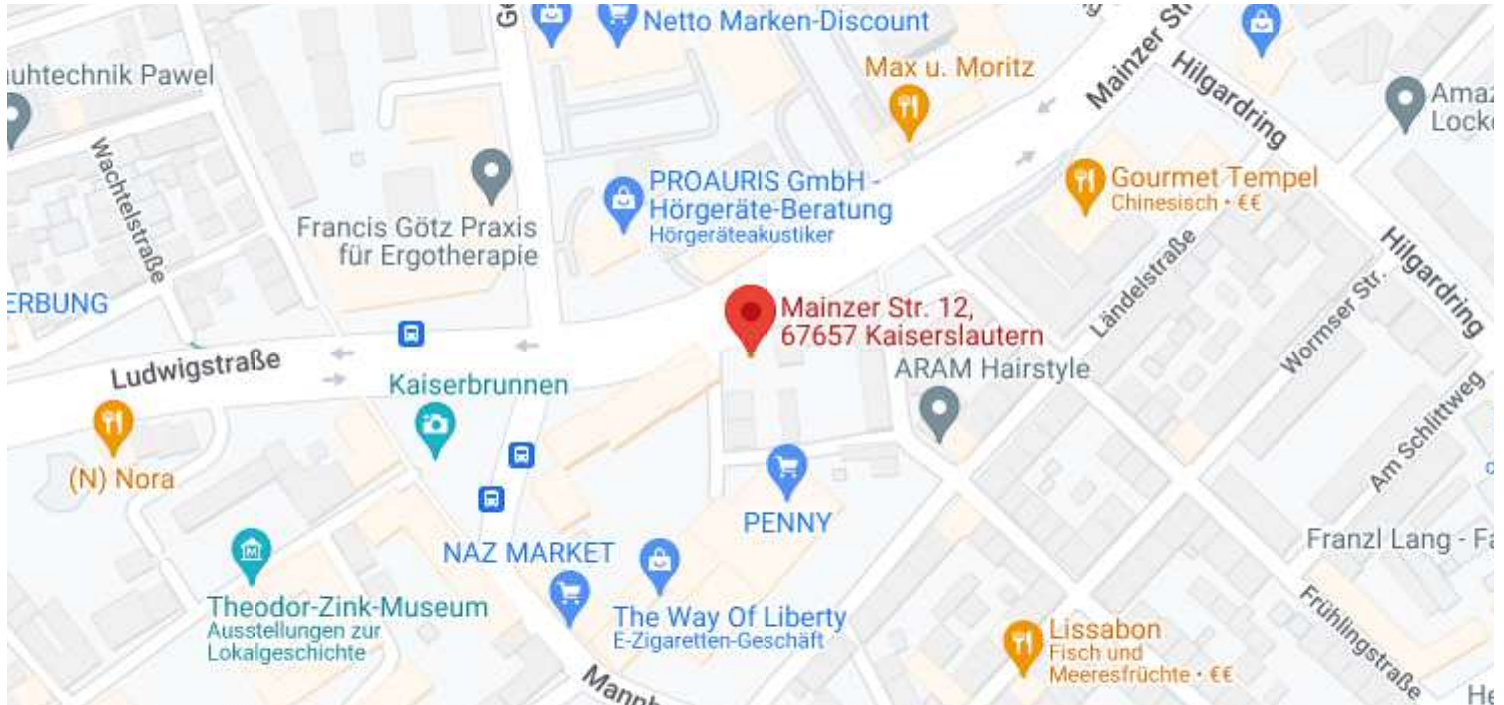
- ✓ Loggia



MANDY WILLIAMS
IHRE IMMOBILIENMAKLERIN

Location

Mainzer Straße 12 • 67657 Kaiserslautern



Kaiserslautern is an independent industrial and university city on the northwestern edge of the Palatinate Forest in the south of Rhineland-Palatinate.

In Kaiserslautern city center, there are kindergartens, elementary schools, secondary schools. It is about 2.7 kilometers from the hospital (Westpfalz Klinikum Kaiserslautern).

Stores for daily needs are located in the immediate vicinity. These include medical practices, pharmacies, supermarkets, gas stations, bakeries, and restaurants.

By car, you are well connected via the surrounding state and federal highways. The federal highway A6 in the direction of Mannheim or Saarbrücken can be reached in a few minutes by car.

By public transport there are the following connections:

Bus | Kaiserslautern (about 200 meters)

Train station | Kaiserslautern Hbf. (circa 2.7 kilometers)



MANDY WILLIAMS
IHRE IMMOBILIENMAKLERIN

Gallery

Mainzer Straße 12 • 67657 Kaiserslautern



MANDY WILLIAMS
IHRE IMMOBILIENMAKLERIN

Gallery

Mainzer Straße 12 • 67657 Kaiserslautern



Do You Have Questions?

I am happy to answer all your questions personally.

+49 (0) 175 – 651 – 0001
info@mandy-williams.com

Mandy Williams
Your real estate agent



MANDY WILLIAMS
IHRE IMMOBILIENMAKLERIN