



**MANDY WILLIAMS**  
IHRE IMMOBILIENMAKLERIN



Object-ID: MW23HK12

Centrally located apartment on 2nd floor  
with elevator

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**67657 Kaiserslautern**

Mainzer Straße 12

# Details

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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
<b>Rent cold</b>			<b>1.200,00 €</b>
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](http://www.mandy-williams.com/agb)



# Features

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- 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

- ✓ Built-in Kitchen
- ✓ Pantry

## Bathroom

- ✓ 1 Full bath
- ✓ 1 Guest toilet

## Living rooms

- ✓ 1 Living room
- ✓ 1 Dining area
- ✓ 3 Bedrooms

## Outdoor area

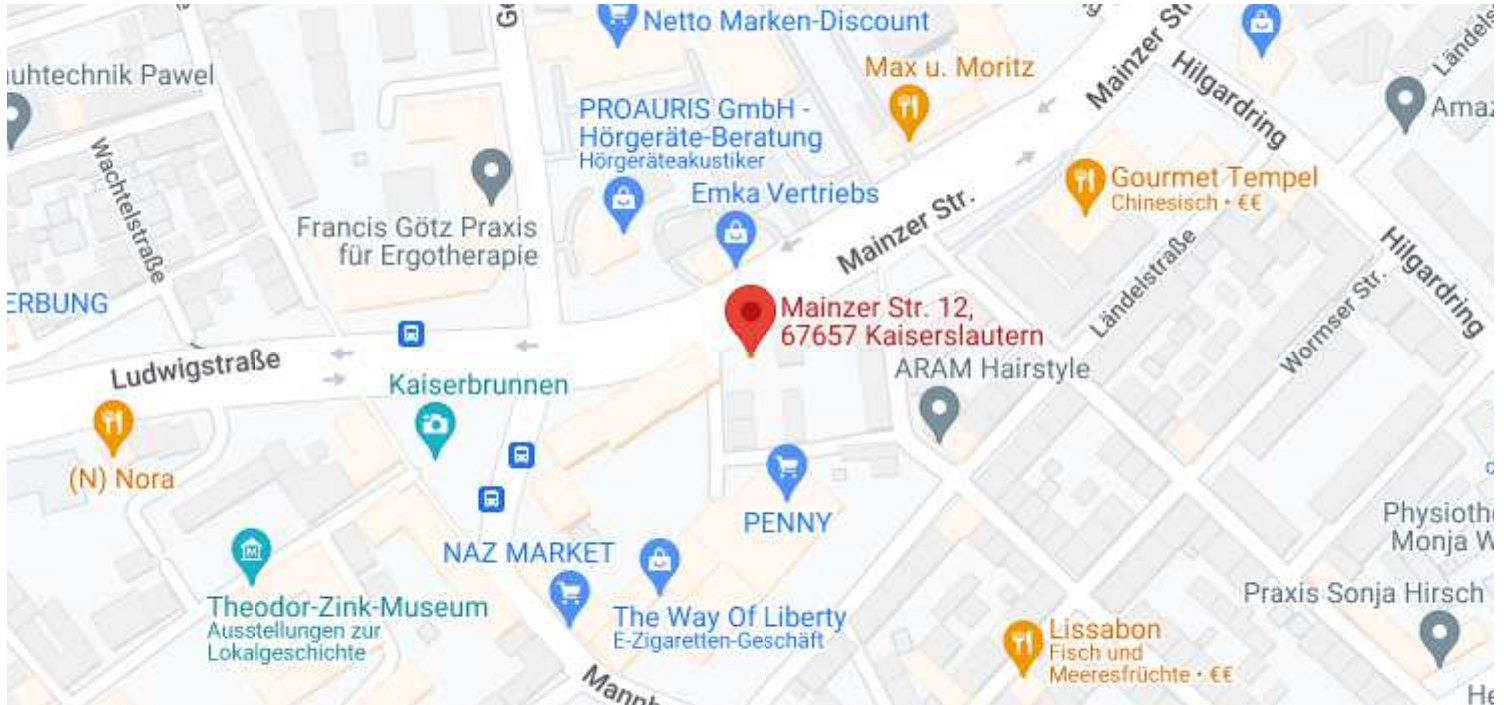
- ✓ Loggia



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# Location

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**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)



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# Gallery

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## Do You Have Questions?

I am happy to answer all your questions personally.

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Mandy Williams  
Your real estate agent



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