

# Boschplaat 84, 2134 XW Hoofddorp

Asking Price : 202.000 Euro (k.k.)

Very bright and spacious 70m<sup>2</sup> two-room apartment on the first floor of a small (3 neighbors) corner apartment building, overlooking the channel on the front and a playground at the back, situated in the quiet and friendly Eiland 9 of the popular neighborhood Floriande in Hoofddorp.

The apartment was built in 2001 and it is in perfect condition of maintenance. The living-room, as well as the bathroom have been nicely and tastefully renovated from the original status in 2005 and 2007 respectively.



The apartment has a big (7m<sup>2</sup>) balcony on the back side, along the full width of the house. The balcony overlooks a playground. There is also a very spacious independent storage space at the back of the complex (approx. 4m<sup>2</sup>).

The entrance is on the ground floor, where the central intercom and the mailboxes are located. Through the stairs, you get to the apartment's entrance on the first floor, which offers a possibility for some organized storage outside the apartment.



There is enough parking space at the door and surroundings.

Eiland 9, where this apartment is situated, is well communicated by public transport (buses at the entrance of the Eiland and proximity of the Hospital - Spaarne Ziekenhuis P & R), as well as to main roads (N201, N205, A9, A4).

Close by, you can find different shops and supermarkets, sport facilities, health center, pharmacy & hospital, library and many other cultural and social facilities.

**Do you want to make an appointment to visit the apartment? Contact us via e-mail, or phone I. Esteban or Z. García - 0621 48 27 58 of 023 565 47 83 // [info@boschplaat84.info](mailto:info@boschplaat84.info)**

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## Appartment layout

Entrance.

Hall with intercom (video-security), that connects with all the other rooms in the house.

To the left of the main entrance you will find the living room & open kitchen, with three big windows overlooking the water.

A second level, laid out with laminaat floor as the rest of the apartment, provides the room with extra space for a home-office or reading area, as well as extra storage underneath the floor.

*This piece is only supported on the original floor and could easily be removed.*



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## Apartment layout (cont.)

The L-shaped open kitchen is fully equipped with gas cooking, hood, oven and built-in fridge.

Next to the living-room, there is a storage room where the ketel (CV) (2001 with a yearly maintenance contract) is placed.

The room has a connection for the washing machine & dishwasher as well as electricity (including extra for dryer) and electrical ventilation.



## Toilet and bathroom

Toilet with basin (1,6m2).

The modern bathroom has dark-colored floor tiles, as well as a modern fountain-style shower with mosaic floor, a glass wall and temperature regulation controls. Renovated in 2007.



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## Appartment layout (cont.)

The master bedroom is very spacious and with a lot of light (5 windows covering the whole width of the room), and has a direct access to the balcony (oriented to the southeast – afternoon sun).

The bedroom has connection for TV and telephone. From the balcony, you can see a playground and the roof of the apartment's storage.



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<http://static.panoramio.com/photos/original/11226404.jpg>

## Information about Hoofddorp, Floriande, close-by facilities and activities:

[www.haarlemmermeer.nl](http://www.haarlemmermeer.nl)  
[www.eiland9.nl](http://www.eiland9.nl)

### Culture / Activities

[www.pier-k.nl](http://www.pier-k.nl)  
[www.obhm.nl](http://www.obhm.nl)

### Health

[www.spaarneziekenhuis.nl](http://www.spaarneziekenhuis.nl)  
[www.gcfloriande.nl](http://www.gcfloriande.nl)

### Shopping

Winkelcentrum Floriande Centrum  
[www.4meren.nl](http://www.4meren.nl)  
Winkelcentrum Paradijs (Overbos)  
[www.toolenburg.nl](http://www.toolenburg.nl)  
[www.woonboulevardcruquius.nl](http://www.woonboulevardcruquius.nl)

### More...

[www.hoofddorp-online.nl](http://www.hoofddorp-online.nl)



[www.haarlemmermeer.nl](http://www.haarlemmermeer.nl)

## INFORMATION ABOUT THE NEIGHBORHOOD (Source: WDM)

Postal Code: 2134 XW | Number Houses: 78 | Average Family Size : 2,35

### Composition of the families

- Families with young children: 25,6%
- Single people : 20,5%
- Middle-aged couples without children : 19,2%

### Houses

- With garden: 90%
- Purchased houses : 75%
- Rental houses : 25%

### Construction

- After 1989 : 100%

### Type of houses

- 1-family houses / in-line: 75%
- Apartments in a building, with max. 4 floors : 25%

### Education

- MBO or higher : 57,2%
- HBO or University : 27,8%
- LBO or lower education : 15%

### Earnings

- Very diverse income : 100%

### Lifestyle types

1. Starters
2. Price-conscious
3. Financially limited

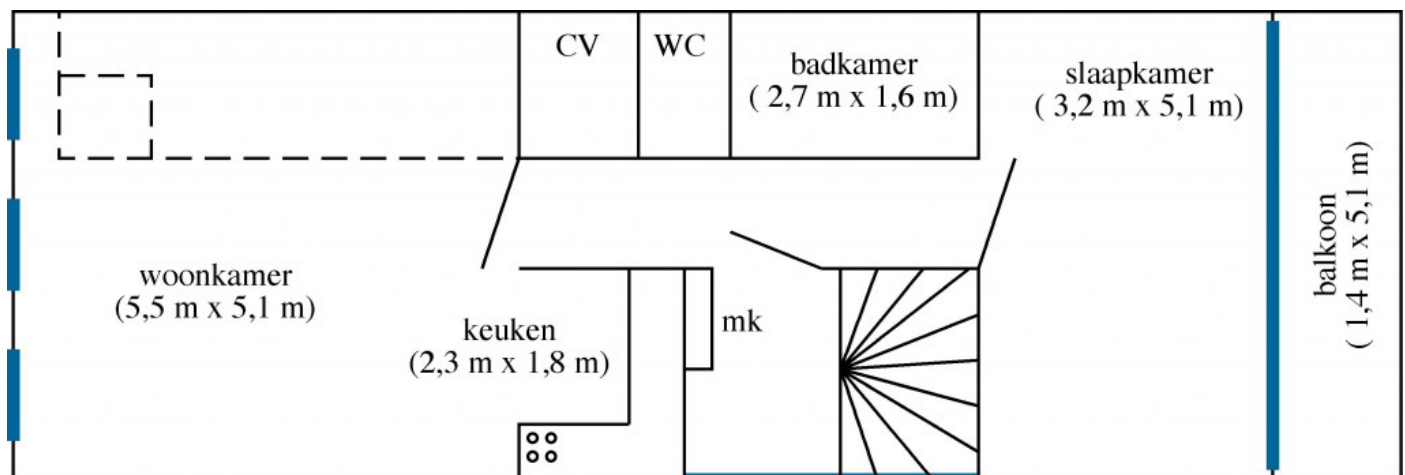
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## Details

- Built in 2001
- Own ground
- Quiet and friendly neighborhood
- 70m<sup>2</sup> + storage box (~6m<sup>2</sup> with electricity) and a sunny balcony (~7m<sup>2</sup>)
- Double glassed windows
- Extra storage in the living room!!
- CV ketel (AGPO HR) 2001 - (Yearly maintenance contract)
- Electricity (5 groups, 1 separate for the dryer)
- Active member of the owner's community (Euro 40,- per month)
- GIW garantie
- Easy to reach with car and Public Transport. Parking is not an issue
- In the neighborhood of shops, hospital and sport/cultural facilities



## Cadastral data:

- City Hall: Haarlemmermeer
- Section: AD
- Number: 4691 A-2

## Costs in 2008:

- WOZ-Value: Euro 182.000
- Onroerende zaakbelasting (Inmovable property): Euro 165,-
- Rioolrecht (sewage): Euro 112,-
- Afvalstoffenheffing (garbage): Euro 236.88,-

## Other costs

- Electricity & Gas: Euro 140,-
- Water: approx. Euro 70,-

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