



Leusderweg 254B
3817 KH Amersfoort
€ 179.500 c.b.



All features in a row

Transfer

Asking price	€ 179.500 c.b.
Offered since	04 jul 2025
Status	reserved
Acceptance	in consultation

Construction

Property category	apartment
Property type	upstairs flat
Property sub type	
Framework	aluminium, tilt-and-turn windows

Layout

Number of rooms	2
Number of bedrooms	1
Number of bathrooms	1
Number of toilets	1
Basement	no
Attic	no
Garage	none

Area and content

Plot area (m ²)	61
Living area (m ²)	30
Content (m ³)	116



Location

Location **sheltered position, residential area, forested area, town, district, unobstructed view**

Backyard

Surface area (m²) **154**
Width (m) **7**
Length (m) **22**
Orientation **east**
Maintenance **to be created**
Rear access **yes**

Energy

Heating **central**
Type of hot water **central heating**
Glass **high-efficiency glass, double**
Insulation **roof, floor, wall**

Energy label

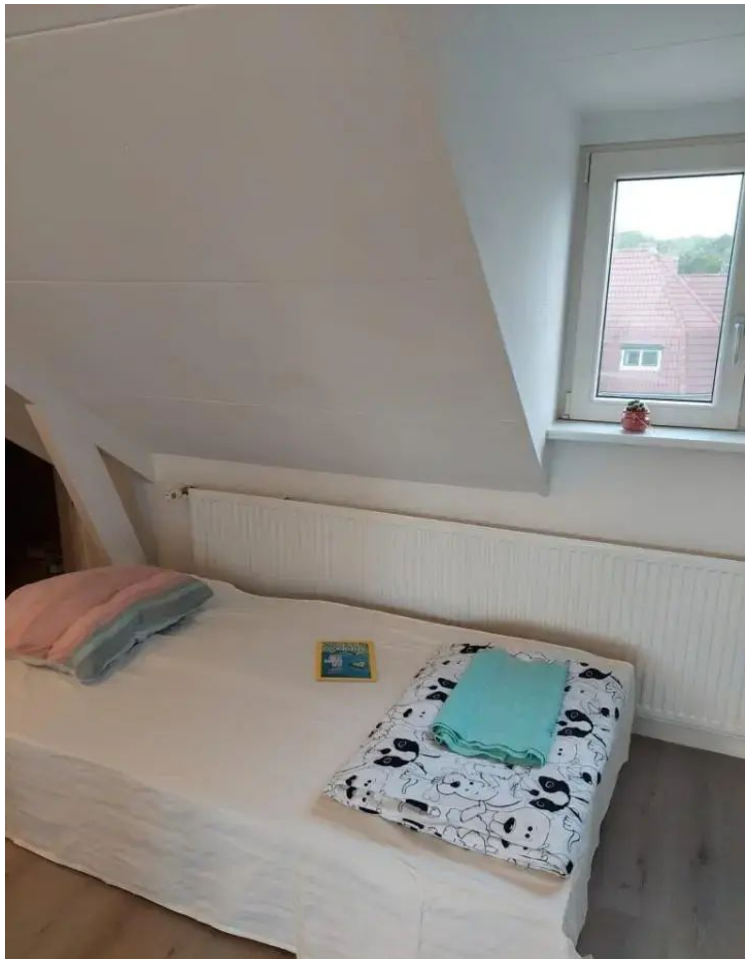
Energy label **C, expire date: 19 jun 2035**



Leusderweg 254B in focus



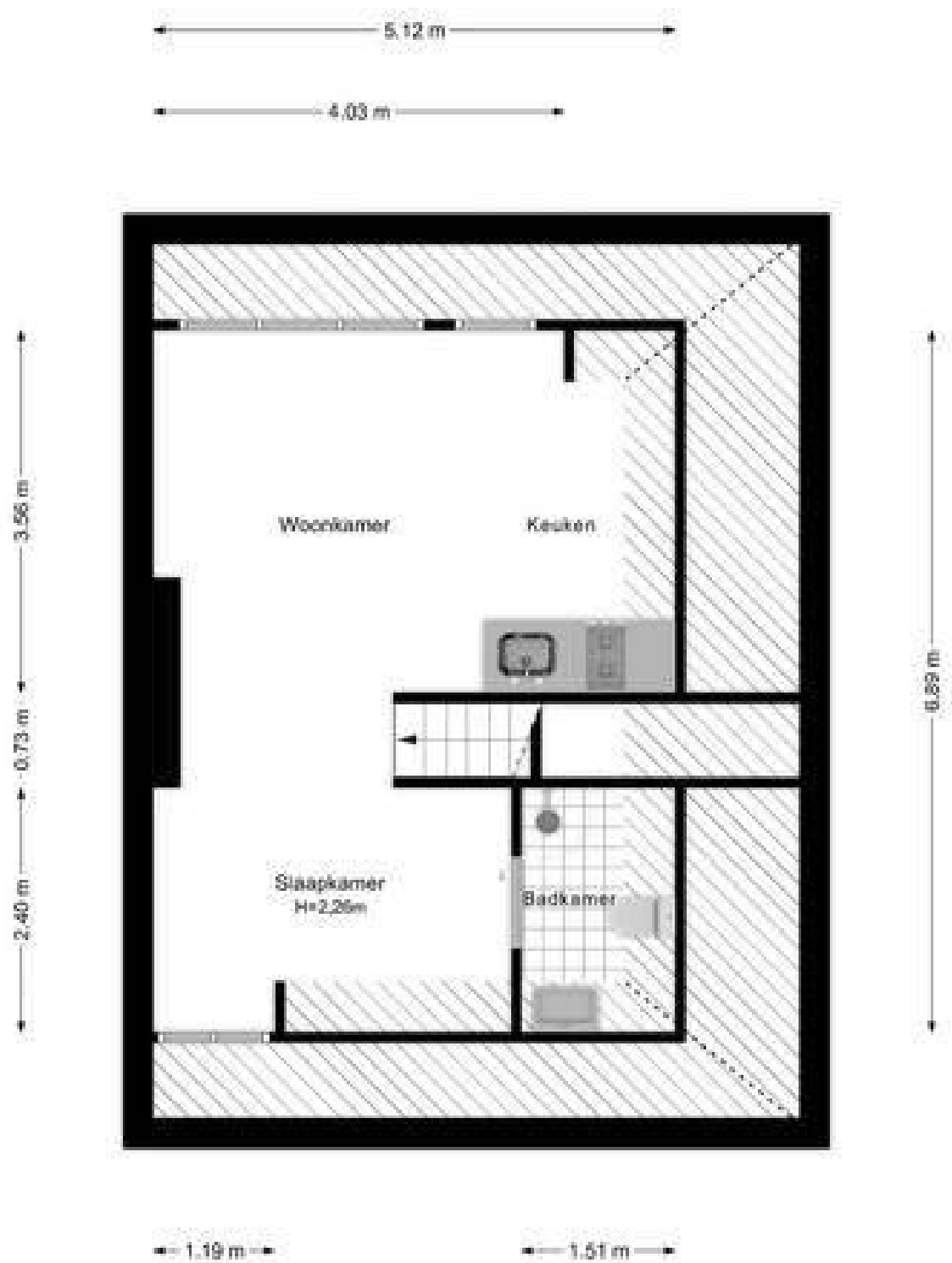
















Omschrijving Leusderweg 254B

Studio op 2e verdieping (30 m2 woonruimte, plus 2,4m2 interne berging. Bruto vloeroppervlakte 61 m2) met eigen opgang, keuken, oven, elektrische kookplaten, koelkast, afzuigkap, zink, woonkamer, slaapruimte, douche, toilet, wastafel, audio/kleuren video verbinding met belpaneel voordeur, plafondverlichting, volop stopkontakten. Gezamenlijk gebruik van 154m2 tuin, 21 m2 opslag in schuur in tuin, gescheiden afvalcontainers in tuin, en was/droog machine. In totaal 5 meter dakkapel, heel licht door 7 ramen, hoog rendements dubbel glas rondom, dak en muren geïsoleerd. Zomer 2022 totaal ver- en uitgebouwd, bijna alles vernieuwd. Op een rustig stukje van de populaire Leusderweg in Amersfoort (bekende en unieke winkelstraat) , op loopafstand van AH, Jumbo, alle denkbare winkels en het centrum. Groene omgeving. Openbaar vervoer op 100 meter. Word leeg opgeleverd (ongestoffeerd, ongemeubileerd).

English below:

Studio on 2nd floor (30 m2 living space, plus 2.4 m2 internal storage. Gross floor surface 61 m2) with private entrance, kitchen, oven, electric cooking, fridge, hood, zinc, living room, sleeping area, shower, toilet, sink, audio / color video connection with front door bell panel, ceiling lighting, plenty of power outlets. Shared use of 154 m2 garden, 21 m2 storage in shed in garden, separated waste containers in the garden, and was/dry machine. A total of 5 meters of dormer, very light through 7 windows, high-efficiency double glass all around, roof and walls isolated. Summer 2022 completely renovated and expanded, almost everything renewed. On a quiet part of the popular Leusderweg in Amersfoort (well-known and unique shopping street), within walking distance of AH, Jumbo, all possible shops and the center. Green environment. Public transport at 100 meters. Will be delivered unfurnished.





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