



## **TWO-LEVEL APARTMENT POTOCKIEGO STREET IN BYDGOSZCZY**



Two-level apartment of 115 m<sup>2</sup>, in a modern block, consisting of 5 rooms, located on the 3rd floor (top floor without elevator).

### Lower level

1. Living room/dining room with kitchenette 20.1 m<sup>2</sup> together with the corridor creates an open space of 12.5 m<sup>2</sup>, intercom, Commander's wardrobes in the corridor, 6-person table with a chest of drawers, SAT TV, TV set, kitchen equipped with high-class furniture, dishwasher, 2-person table, oven, microwave, full kitchen equipment and a large free-standing fridge with a bar.
2. Office/guest room 12 m<sup>2</sup> with access to a balcony of 3.5 m<sup>2</sup>, equipped with a large desk, armchair, bed, and a sofa bed.
3. Bathroom with an area of 2.8 m<sup>2</sup> with a shower and steam generator/sauna, toilet, washing machine/dryer, and one washbasin.

### Upper level

1. Large living room 41 m<sup>2</sup> with a wood-burning fireplace and access to a 23 m<sup>2</sup> terrace and wooden internal blinds. SAT TV, 40-inch TV receiver, original wooden panels, large dark leather sofa, corner sofa, with a

double bed function, ceiling illumination, intercom, glass bench, TV table with a decoder, chest of drawers, carpet under the bench. On the terrace there is a 4-person wooden table, chairs, arborvitae, grill, place for a fireplace tree, and lighting.

2. Wooden modern stairs with metal balustrade lead to the upper level.
3. A spacious bedroom of 22 m<sup>2</sup> with access to the terrace, external and internal blinds, external roller blinds, SAT TV, TV set, built-in Komandor wardrobes with mirrors, a double bed with good quality mattresses, a chest of drawers, bedside lamps and a soft high-class carpet.
4. Walk-in Wardrobe 4.5 m<sup>2</sup> with Commander's wardrobes and a window with internal blinds.
5. Bathroom 5.1 m<sup>2</sup> with a bathtub and two washbasins, toilet, underfloor heating and sound system.

### **High finishing standard!**

The underground garage is closed with an additional door, the adjacent utility room is 18.25 m<sup>2</sup>, and there is a direct access from the garage to the staircase. The garage is monitored and opened and closed using a remote control.

The area is closed, monitored and guarded!

On the terrace there is a large wooden 6-person table and a grill. High standard of finishing: high standard tiles in the bathrooms. The windows are equipped with internal and external roller blinds.

**Sales price PLN 920,000, appraiser's valuation PLN 1,010,000**

**Rental price: PLN 3,400 net + utilities**

**The apartment is available from April 2024**



### **Siedziba biura / Office Department:**

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