

# APARTMENT

## ESCH-SUR-ALZETTE

REF. 9202

**1 400 €**

Monthly charges : 150€

1 bedrooms

55m<sup>2</sup> Surface (m<sup>2</sup>)



In the heart of Esch-sur-Alzette town centre, your Unicorn estate agency is offering this one-bedroom duplex flat for rent.

Close to all amenities and shops, this flat is located a 5-minute walk from Esch/Alzette railway station.

Located on the 3rd floor with lift access, this 55m<sup>2</sup> property is perfectly laid out. The entrance hall welcomes you into a pleasant and bright living space, opening onto a fitted kitchen.

Upstairs, the sleeping area consists of 1 beautiful open bedroom and a shower room with WC.

The shared laundry room is in the basement.

A private cellar completes the property.

Available immediately.

Rental conditions:

- \* Applicants must have a minimum net income of €4,200 per month
- \* Applicants must have a bank account with a Luxembourg bank
- \* Deposit of 2 months' rent in the form of a bank guarantee
- \* First month's rent payable in advance
- \* Agency commission of one month's rent + VAT, shared between the tenant and the landlord

For more information or to arrange a viewing, please contact our agency on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-9202-location-appartement-esch-sur-alzette>



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