



MAHATMA GANDHISTRAAT 14, PURMEREND

€ 375.000 k.k.

www.mahatmagandhistrat14.nl

Mahatma Gandhistraat 14, Purmerend

Ruime goed onderhouden eengezinswoning in de Purmer Zuid met maar liefst 117m2 woonoppervlak en de mogelijkheid voor vier of vijf slaapkamers! Door de grote raampartijen voor en achter is het bovendien een woning waar veel licht binnenkomt. Daar draagt de zonnige op het zuiden gelegen achtertuin natuurlijk ook aan bij. Echt een woning om je thuis te voelen!

indeling

Begane grond;

voortuin, entree woning, hal met toilet, meterkast en stadsverwarmingsunit, open keuken met inbouwapparatuur, tuingerichte woonkamer met open trap naar eerste verdieping, achtertuin met berging en achterom.

Eerste verdieping;

Grote ouderslaapkamer aan de voorzijde, twee ruime kinderkamers aan de achterzijde, daartussen de badkamer met ligbad, tweede toilet en wastafel.

Tweede verdieping;

grote nader in te delen ruimte met mogelijkheid voor één of twee slaapkamers, wasmachine en droger aansluiting en vaste kastenwand.

De Mahatma Gandhistraat is een rustige verkeersluwe straat, die vlakbij het Purmerbos gelegen is.

Dagelijkse voorzieningen, zoals basisscholen en wijkwinkelcentrum, zijn in de directe omgeving beschikbaar.

Winkelcentrum Meerland omvat o.a. twee supermarkten, warme bakker, viswinkel, slijter, fietsen- en dierenwinkel.

Over recreatie in de buurt valt niet te klagen. Natuurlijk dat Purmerbos met wandel- en fietspaden, avonturen- en kabouterbos voor de kleintjes, golfbaan en manege. In het eveneens nabij gelegen Leeghwaterpark vind je het zwembad, skatepark en kinderboerderij.

De Mahatma Gandhistraat is uitstekend bereikbaar met zowel eigen als openbaar vervoer. Met de auto rij je via de Verzetslaan direct door naar de Jaagweg richting de Ring A10 of via de Weidevenne naar de A7. Het openbaar vervoer is prima geregeld. Op twee loopminuten stopt de bus van en naar metrostation Amsterdam-Noord. Binnen het kwartier (!) sta je daar en een paar minuten later ben je in het hart van onze Hoofdstad.

Een woning om je thuis te voelen!

Kenmerken

Overdracht

Vraagprijs	€ 375.000 k.k.
Status	Beschikbaar
Aanvaarding	In overleg

Bouw

Soort woonhuis	Eengezinswoning, tussenwoning
Soort bouw	Bestaande bouw
Bouwjaar	1994
Specifiek	Gedeeltelijk gestoffeerd
Soort dak	Lessenaardak bedekt met pannen

Oppervlakte en Inhoud

Woonoppervlakte	117 m ²
Externe Bergruimte	5 m ²
Perceeloppervlakte	122 m ²
Inhoud	386 m ³

Indeling

Aantal kamers	5 (4 slaapkamers)
Aantal badkamers	1 badkamer en 1 apart toilet
Badkamervoorzieningen	1 ligbad, 1 toilet en 1 wastafel
Aantal woonlagen	3 woonlagen
Voorzieningen	Mechanische ventilatie en kabel TV

Energie

Definitief energielabel	A
Isolatie	Volledig geïsoleerd
Verwarming	Stadsverwarming
Warm water	Stadsverwarming

Kadastrale gegevens

Purmerend H 3459	
Oppervlakte	122 m ²
Omvang	Geheel perceel
Eigendomssituatie	Erfpacht

Buitenruimte

Ligging

Aan rustige weg en in woonwijk

Tuin

Achtertuintuin en voortuin

Achtertuintuin

56 m² (11.25m diep en 5m breed)

Ligging tuin

Gelegen op het zuiden

Bergruimte

Schuur/berging

Vrijstaande houten berging (1)

Voorzieningen

Voorzien van elektra

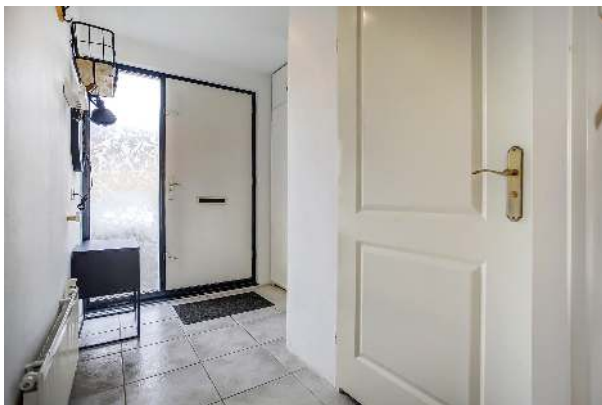
Parkeergelegenheid

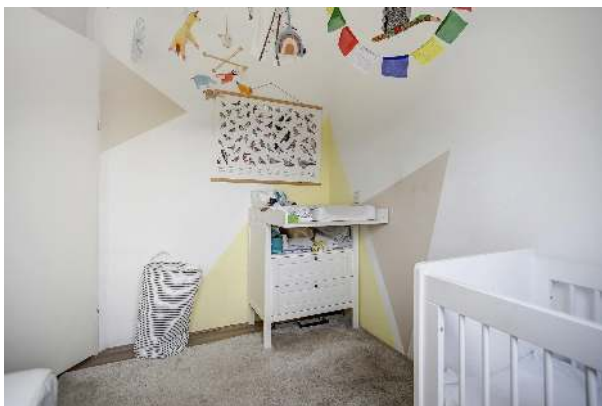
Soort parkeergelegenheid

Openbaar parkeren

Mahatma Gandhistraat 14, Purmerend





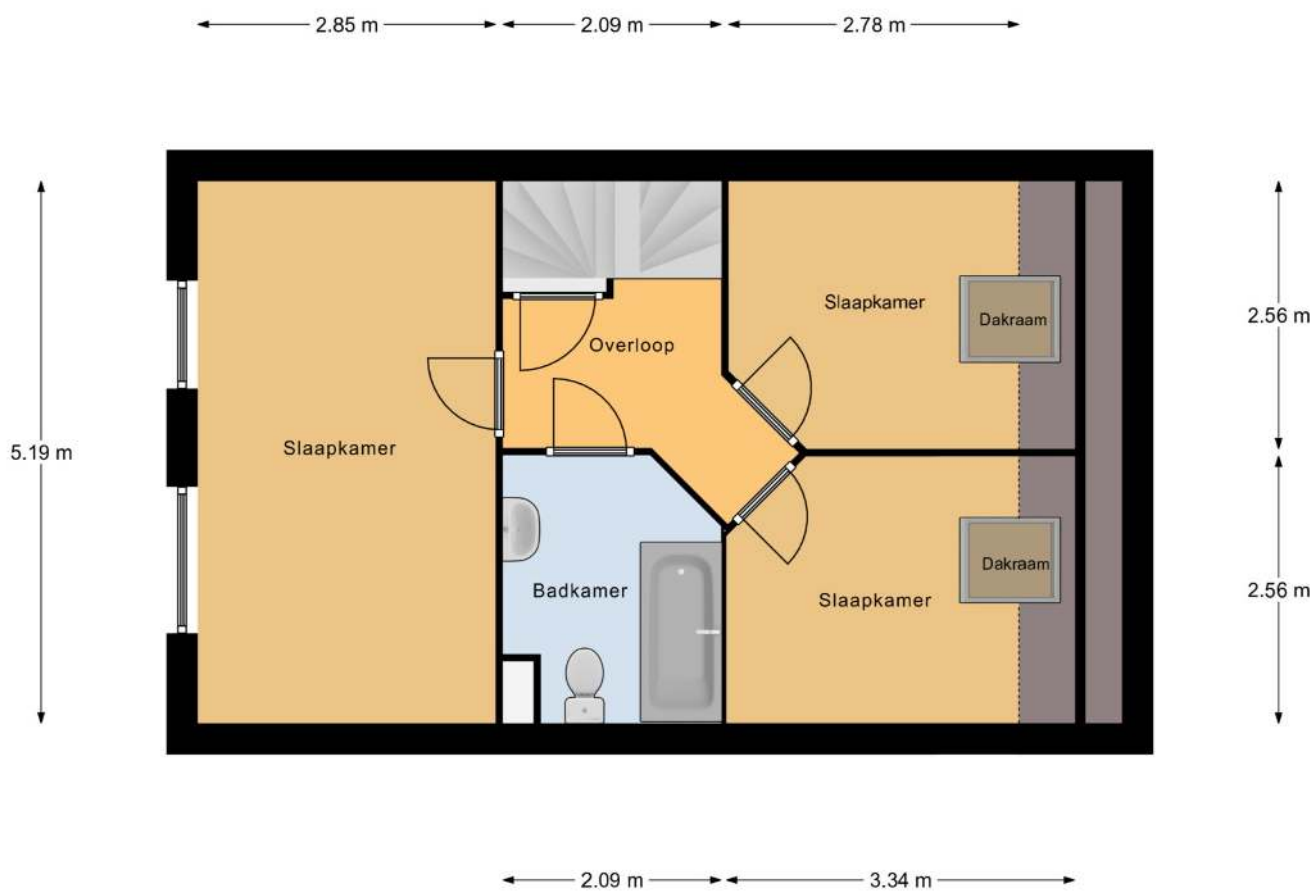




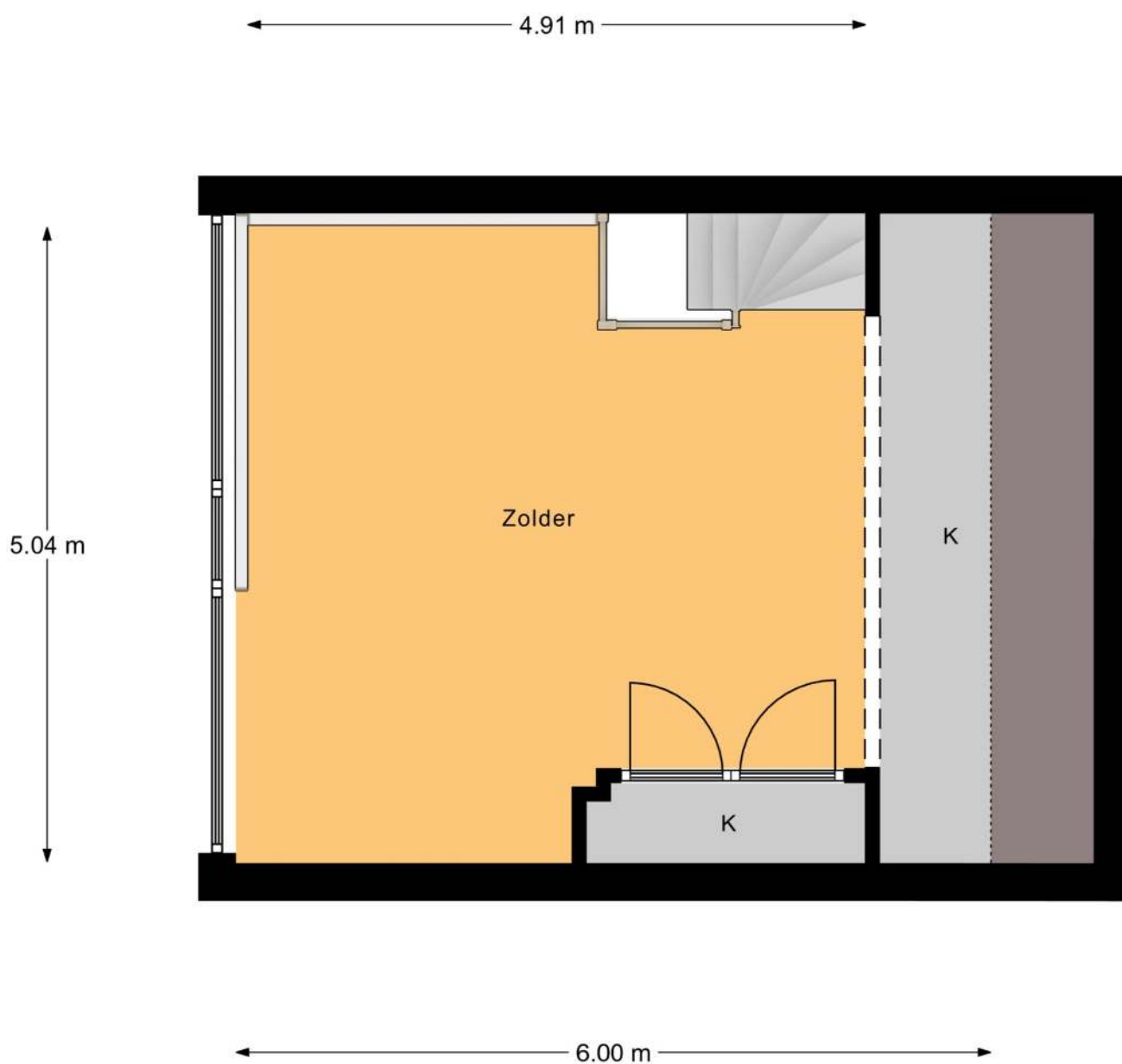
Plattegrond



Begane Grond

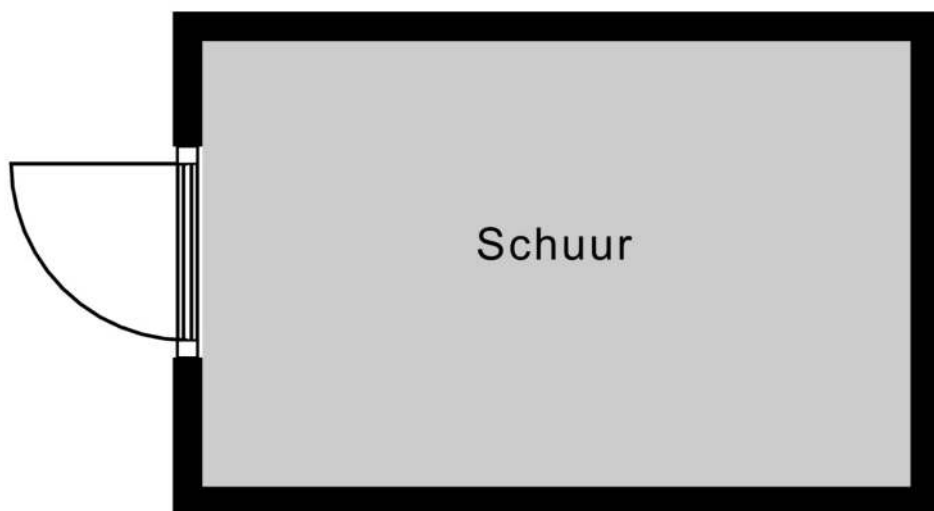


1e Verdieping



2e Verdieping

← 2.88 m →

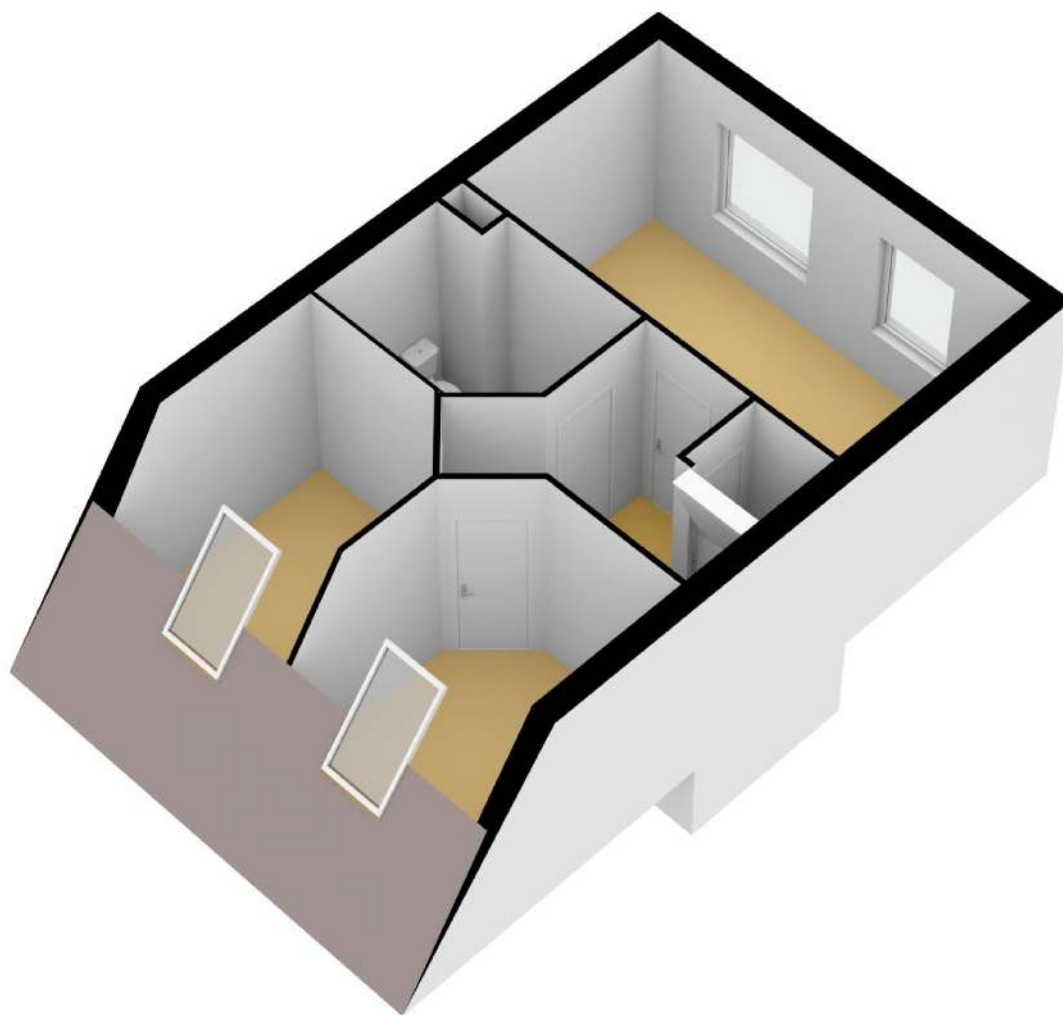


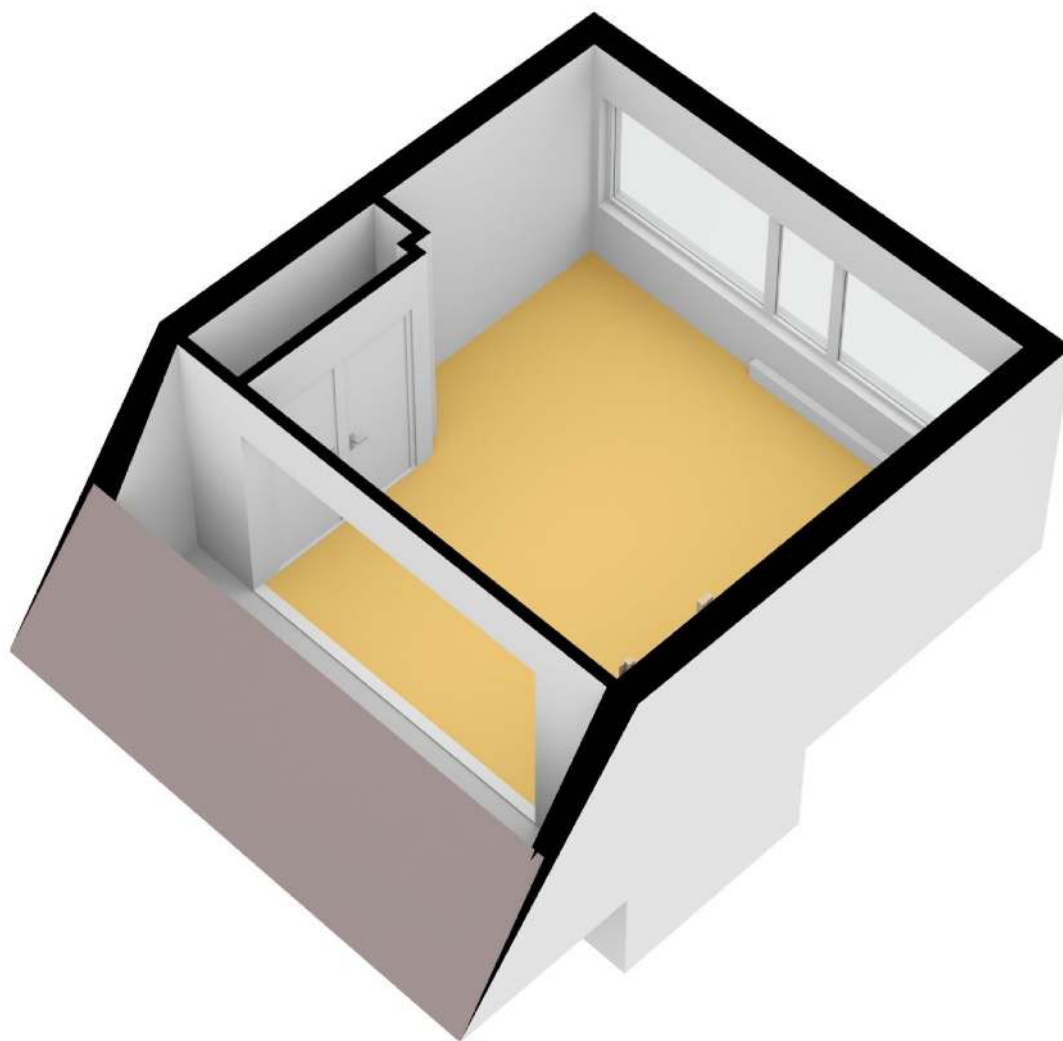
↑
1.81 m
↓

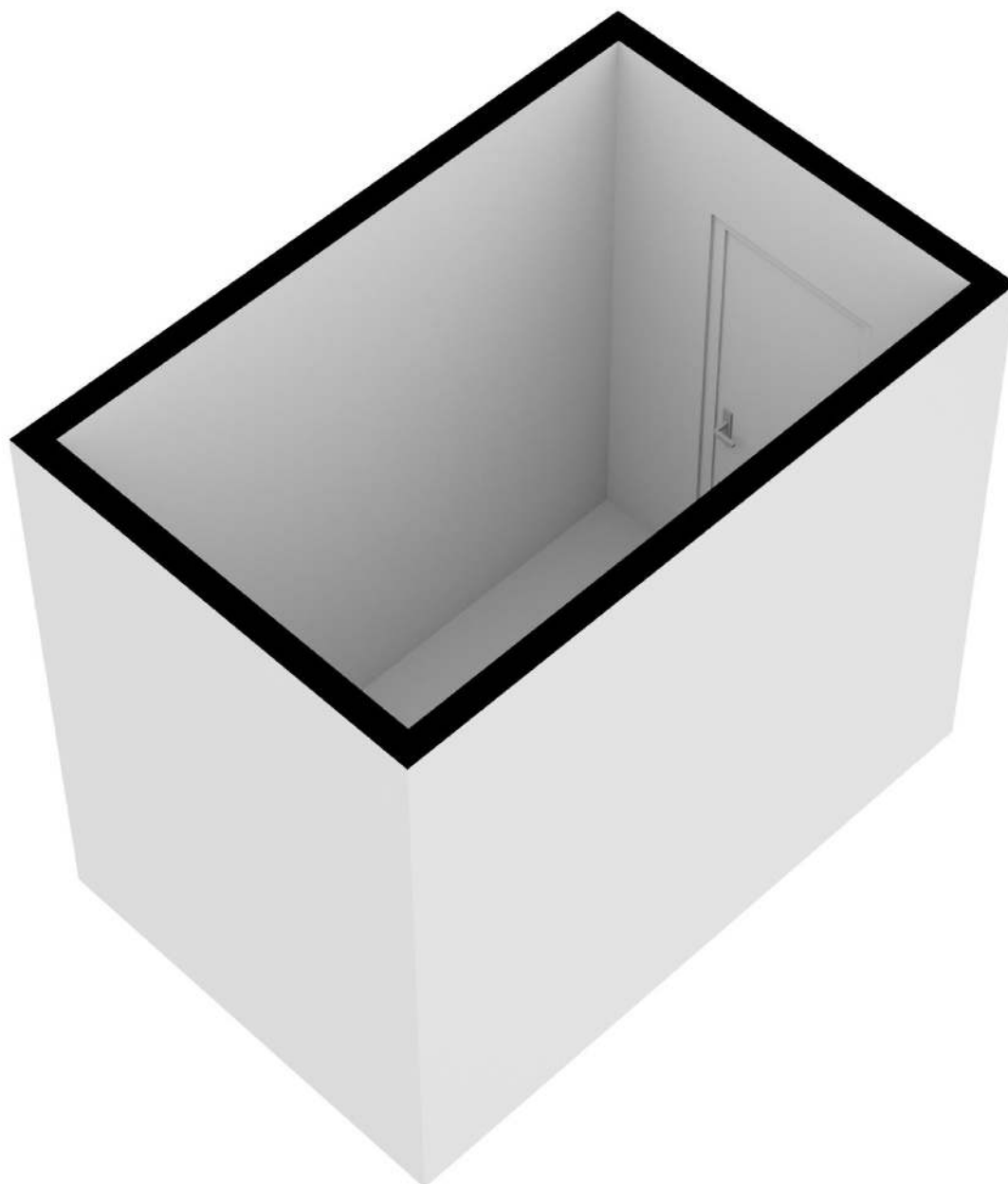
Schuur

Plattegrond 3D









Kadastrale kaart

Kadastrale kaart

Uw referentie: Mahatma Gandistr.14



0 5 10 15 20 25m

12345 25	Deze kaart is noordgericht. Perceelnummer Huisnummer	Schaal 1: 500	
	Vastgestelde kadastrale grens	Kadastrale gemeente	Purmerend
	Voorlopige kadastrale grens	Sectie	H
	Administratieve kadastrale grens	Perceel	3459
	Bebouwing		

Voor een eensluitend uittreksel, geleverd op 18 november 2021
De bewaarder van het kadaster en de openbare registers

Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend.
De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele
eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.



Energielabel

Het energielabel van je woning

A

De woning **1447 XR, 14** heeft een **energielabel A**

Dit label is geldig tot **13-04-2028**.

Het energielabel laat op een eenvoudige manier zien hoe energiezuinig je woning is. Het label van deze woning is vóór 2021 geregistreerd. Voor deze labels geldt dat A het beste label is en G het slechtste.

Mahatma Gandhistraat 14

1447 XR PURMEREND

Lijst van zaken

List of items



Personal details

Name:

Anne-Sophie Eckert

Address of property to be sold: **Mahatma Gandhistraat 14, 1447XR Purmerend**

Date: 30 November 2021

Of the items listed below - whether they concern movable or immovable property - some are to remain in the property, and some are not. The list is intended to make matters clear in order to prevent any disputes at a later stage.

	Remai ning	Being taken	May be taken over	n/a
Property				
Interior				
Lighting, namely:				
- recessed spotlights/dimmers	☒	☐	☐	☐
- surface-mounted spotlights/ luminaires/lamps/dimmers	☒	☐	☐	☐
- individual lights	☐	☒	☐	☐
-	☐	☐	☐	☐
-	☐	☐	☐	☐
Cupboards, shelves, namely:				
- walk-in closet	☐	☐	☒	☐
- other shelves	☒	☐	☐	☐
Indoor window decoration / awning, namely:				
- curtain rails	☒	☐	☐	☐
- curtains	☒	☐	☐	☐
- lined curtains	☐	☐	☐	☒
- lace curtains	☐	☐	☐	☒
- roller blinds	☒	☐	☐	☒
- vertical blinds	☐	☐	☐	☒
- horizontal blinds	☐	☐	☐	☒
- insect screens (fixed or roll-up)	☐	☐	☐	☒
-	☐	☐	☐	☐
-	☐	☐	☐	☐
Floor covering, namely:				
- carpet	☐	☒	☐	☐
- parquet flooring	☒	☐	☐	☐
- wooden floor (parts)	☐	☐	☐	☒
- laminate	☒	☐	☐	☐
- tiles	☒	☐	☐	☐

initials vendor

FMB

1
initials buyer

List of items



	☐	☐	☐	☐
	Remai ning	Being taken	May be taken over	n/a
-	☐	☐	☐	☒
free-standing open hearth and equipment	☐	☐	☐	☒
Multi-burner	☐	☐	☐	☒
Wood-burning stove	☐	☐	☐	☐
Gas and other heaters	☒	☐	☐	☐
Designer radiators	☐	☐	☐	☒
Radiator finish	☒	☐	☐	☐
Other, namely:				
- wall mirrors	☒	☐	☐	☐
- painting hanging system	☐	☐	☐	☒
-	☐	☐	☐	☐
-	☐	☐	☐	☐
Kitchen				
Kitchen unit (with wall cupboards)	☒	☐	☐	☐
Kitchen appliances (including built-in)				
- fridge	☒	☐	☐	☐
- freezer	☒	☐	☐	☐
- dishwasher	☒	☐	☐	☐
- induction top	☒	☐	☐	☐
- combi-oven	☒	☐	☐	☐
- lights	☒	☐	☐	☐
- dining table + chairs	☐	☐	☒	☐
-	☐	☐	☐	☐
Kitchen accessories				
- Nespresso coffee machine	☒	☐	☐	☐
- all other kitchen accessories	☐	☒	☐	☐
-	☐	☐	☐	☐
-	☐	☐	☐	☐
-	☐	☐	☐	☐
-	☐	☐	☐	☐
-	☐	☐	☐	☐
-	☐	☐	☐	☐
-	☐	☐	☐	☐
Sanitary fittings / sauna				
Toilet accessories				
- paper dispensers	☒	☐	☐	☐
- toilet seats	☒	☐	☐	☐

initials vendor

FMB

initials buyer²

List of items



- plastic shelves	☐	☒	☐	☐
	Remai ning	Being taken	May be taken over	n/a
-	☐	☐	☐	☐
-	☐	☐	☐	☐
-	☐	☐	☐	☐
Bathroom accessories:				
- Hanging cupboard	☒	☐	☐	☐
- Shower head and cable	☒	☐	☐	☐
- Bath tub	☒	☐	☐	☐
- Shower shelf	☒	☐	☐	☐
- Table	☒	☐	☐	☐
- Shower curtain	☒	☐	☐	☐
- Bamboo steps	☐	☒	☐	☐
- Bamboo shelves	☐	☒	☐	☐
Sauna with equipment	☐	☐	☐	☒
	☐	☐	☐	☐
	☐	☐	☐	☐
Exterior/installations/safety/energy-saving				
Dish/antenna	☐	☐	☐	☒
Letter box	☐	☐	☐	☒
Safe	☐	☐	☐	☒
Front-door bell	☒	☐	☐	☒
Alarm installation	☐	☐	☐	☐
Locks and other anti-burglary prevention measures	☒	☐	☐	☐
Smoke detectors	☒	☐	☐	☐
Thermostat	☒	☐	☐	☐
Air-conditioning	☐	☐	☐	☒
Warm-water provision, namely:				
- central heating system	☒	☐	☐	☐
- boiler	☐	☐	☐	☒
- geyser	☐	☐	☐	☒
-	☐	☐	☐	☐
-	☐	☐	☐	☐
-	☐	☐	☐	☐
Screens	☒	☐	☐	☐
Roller blinds	☐	☐	☐	☒
Outdoor sunblinds	☐	☐	☐	☒
	☐	☐	☐	☐

initials vendor

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3
initials buyer

List of items



	Remai ning	Being taken	May be taken over	n/a
	☐	☐	☐	☐
	☐	☐	☐	☐
Insulation measures (double glazing, radiator foil etc.), namely:				
-	☐	☐	☐	☒
-	☐	☐	☐	☒
Telephone connection / internet connection	☐	☐	☒	☐
Washing machine safety switch	☒	☐	☐	☐
Washing machine water lock	☒	☐	☐	☐
Solar panels	☐	☐	☐	☒
Electric vehicle charger	☐	☐	☐	☒
	☐	☐	☐	☐
Garden				
Features				
Garden layout/paths	☒	☐	☐	☐
Plants	☒	☐	☐	☐
Fences	☒	☐	☐	☐
Lighting/installations				
Outdoor lighting	☒	☐	☐	☐
Time or twilight switch / motion sensor	☒	☐	☐	☐
	☐	☐	☐	☐
Buildings				
Shed / outdoor storage	☒	☐	☐	☐
Storage units / work bench in shed/storage	☒	☐	☐	☐
Greenhouse	☐	☐	☐	☒
	☐	☐	☐	☐
	☐	☐	☐	☐
Other				
Garden, other; namely:	☐	☐	☐	☐
- Hedge	☒	☐	☐	☐
- Flagpole (and holder)	☒	☐	☐	☐
- Brick stones (circa 2000)	☒	☐	☐	☐
- Water outlet	☒	☐	☐	☐

initials vendor

FMB

4
initials buyer

List of items



Other

Are there any items that do not belong to the vendor because they come under a lease contract? If so, is the vendor taking them with him or does the contract in question will be taken over by the buyer?

	Yes	No	Being taken	Will be taken over
Central heating	☐	☒	☐	☐
Boiler	☐	☒	☐	☐
Solar panels	☐	☒	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

Annex of contracts to be taken over:

For approval,

Vendor(s)



name: Anne-Sophie Eckert
place: Purmerend
date: November 30, 2021

Buyer(s)

name:
place:
date:

name:
place:
date:

Vragenlijst

1

Questionnaire concerning the house

DUTCH ASSOCIATION OF REAL ESTATE BROKERS & REAL ESTATE EXPERTS NVM



Questionnaire concerning the sale of a house

If you think it necessary, you can provide further information either at the end of the questionnaire or in the text. If you are in doubt about how to answer something, or if you do not understand a question, just put a question mark beside it. Please then contact the NVM agent as soon as possible. Just cross out a question if it is not relevant. A copy of the questionnaire about the house is given to the buyer. In addition, a copy of the questionnaire is normally attached to the sales contract as an attachment.

Details about the house:

Address of house to be sold:

1. Additional information

- a. After taking possession of the house were any other, additional notarial or private documents drawn up with regard to it? ☐ yes ☒ no
If so, which?
- b. Have any verbal or written agreements been made concerning the neighbouring plots (*e.g. this could be any arrangements for the use of an entrance/gate, shed, garage, garden, agreements with commitments from several neighbours, boundary partitions*). ☐ not known ☐ yes ☒ no
If so, what are they?
- c. Does the existing site fencing differ from the land registry property boundaries (*e.g. this could be strips of land you currently use that belong to the municipality, or your ground that is used by neighbours*)? ☐ not known ☐ yes ☒ no
If so, what sort of deviation is it?
- d. Is part of your house, shed, garage or fence built on ground belonging to the neighbours, or vice versa? ☐ not known ☐ yes ☒ no
If so, please give further explanation:
- e. Are you using ground belonging to a third party? ☐ not known ☐ yes ☒ no
If so, which ground?
- f. Do 'special burdens and restrictions,' apply to your house and/or property? (*'special burdens and restrictions' can be private law restrictions such as (guiding) easements (e.g., a right of way), qualitative obligations, chain clauses, usufruct, pre-emptive rights (for example, a first right of purchase), building rights, leasehold, lease purchase. It may also concern public law restrictions such as a notice from the municipality regarding illegal alterations*). ☐ yes ☒ no
If so, which?

Questionnaire concerning the house

- g. Does the Municipal preferential rights Act apply? ☐ yes ☒ no
- h. Does an anti-speculation clause apply to the house?
If so, for how much longer? ☐ yes ☒ no
- i. Does urban or village conservation apply or is a procedure for such currently under way? ☐ yes ☒ no
Does municipal, provincial or nation listed building status apply or is a procedure for such currently under way? ☐ yes ☒ no
According to the zoning plan is it a visually prominent or characteristic building? ☐ yes ☒ no
- j. Is there, or has there been land consolidation? ☐ yes ☒ no
If so, do you have to pay land consolidation interest for this? ☐ yes ☐ no
If so, how much and for how long?
Amount: €
Duration:
- k. Is there a question of compulsory purchase? ☐ yes ☒ no
- l. Is the house or the ground either wholly or partially rented out or used by others? ☐ n/a ☐ yes ☒ no
If so:
- is there a rental agreement? ☐ yes ☐ no
- which part is rented out?

- which parts are shared?

- which issues affect the tenant and what can they remove (e.g. water heater, kitchen, lamps)?

- did the tenant pay a deposit? ☐ yes ☐ no
If so, how much? €
- have any other agreements been made with the tenants? ☐ yes ☐ no
If so, which?
- m. Is there currently a dispute or procedure under way concerning the house, whether or not via the courts, rent assessment committee or another institution (e.g. compulsory purchase/issues with neighbours, such as easements, rights of way, boundaries, etc.)? ☐ yes ☒ no
If so, what are they?
- n. Has an objection been made against the WOZ (Immovable/ Real Property Tax Act) value assessment? ☐ yes ☒ no
If so, please explain:

Questionnaire concerning the house

- o. Have improvements or repairs been proposed or announced by the government or utility companies that have not yet been completed as promised?
If so, which? ☐ yes ☒ no
- p. Have subsidies or payments been provided in the past that can be reclaimed when selling the house?
If so, which? ☐ yes ☒ no
- q. Has the house been declared uninhabitable or was it ever declared uninhabitable in the past?
If so, why? ☐ yes ☒ no
- r. Has VAT to be paid on the sale (e.g. because it was formally a commercial property, or the house included a practice or because you have made substantial alterations)?
If so, why? ☐ yes ☒ no
- s. How do you presently use the house (e.g. as a home, practice, shop, storage area)? *HOME ONLY*
Is this use permitted according to the municipality? ☐ yes ☐ no
If not, has the municipality ever raised this conflicting usage with you? ☐ n/a ☐ yes ☐ no
How did the municipality raise this conflicting usage with you?

2. Outer walls

- a. Does or did the house have dampness penetration or permanent damp patches on the walls?
If so, where? ☐ yes ☒ no
- b. Have repairs been carried to cracks or damage on the outer walls?
If so, where? ☐ yes ☒ no
- c. Were the walls insulated during construction? ☒ not known ☐ yes ☐ no
If not, were the walls insulated afterwards? ☒ not known ☐ yes ☐ no
Is there comprehensive insulation? ☒ not known ☐ yes ☐ no
If not, which parts have not been insulated?
- d. Have the outer walls ever been cleaned? *not known* ☐ yes ☐ no
If so, what method of cleaning was applied?

3. Roof(s)

Questionnaire concerning the house

- a. How old are the roofs? 1994
 Flat roofs:
 Miscellaneous roofs:
- b. Does the roof leak, or have there been leakages? ☐ yes ☒ no
 If so, where?
- c. Have defects been identified in the past on the roof structure such as lopsided, sagging, creaking, damaged and/or eroded parts of the roofs? ☐ yes ☒ no
 If so, where?
- d. Have you ever had the roof repaired or replaced? ☒ yes ☐ no
 If so, which part and why? Flat Roof in replaced in 2019
- e. Was the roof insulated at that time? ☒ not known ☒ yes ☐ no
 If not, was the roof insulated afterwards? ☒ not known ☐ yes ☐ no
 Is there comprehensive insulation? ☒ not known ☐ yes ☐ no
 If not, which parts have not been insulated?
- f. Are the rainwater pipes blocked or leaking? ☐ yes ☒ no
 If so, please explain:
- g. Are the roof gutters blocked or leaking? ☐ yes ☒ no
 If so, please explain:

4. Casings, windows and doors

- a. When was the last time that the casings, windows and doors of the house were painted?
 Was this carried out by a professional painter? ☒ Not known ☐ yes ☐ no
 If so, who was it?
- b. Do all the hinges and locks in the house operate properly? ☒ yes ☐ no
 If no, please explain:
- c. Are the keys available for the doors, windows, etc., that have locks? ☒ yes ☐ no
 If not, which door, windows, etc., do not have keys?
- d. Is there insulated glazing? ☒ yes ☐ no
 Is there comprehensive insulation? ☒ yes ☐ no
 If not, which parts have not been insulated?

Questionnaire concerning the house

- e. Is condensation apparent in the space between the two layers of glass (caused by leaks)?

☐ yes ☒ no

If so, where?

5. Floors, ceilings and walls

- a. Does the house have, or has it had penetrative dampness or rising damp affecting floors, ceilings, and/or walls?

☐ yes ☒ no

If so, where?

- b. Does the house have, or has it had fungal growth affecting floors, ceilings, and/or walls?

☐ yes ☒ no

If so, where?

- c. Does the house have (repaired or hidden) cracks and/or damage in or on floors, ceilings and/or walls?

☐ yes ☒ no

If so, where?

- d. Have problems in the house arisen in the past with the finishing (e.g. loose tiles, loose wallpaper or filler, hollow-sounding or loose plasterwork, etc.)?

☒ yes ☐ no

If so, where?

minor cracks in floor moldings
kitchen and attic

- e. Are there, or have there been, defects in the floor construction of the house, such as lopsided, sagging, creaking, damaged and/or eroded parts of the floor?

☐ yes ☒ no

If so, where?

- f. Is there floor insulation?

☒ not known ☐ yes ☐ no

Is there comprehensive insulation?

☒ not known ☐ yes ☐ no

If not, which parts have not been insulated?

6. Cellar, crawling space and foundations

- a. Is there, or have there been defects in the foundations of the house?

☐ not known ☐ yes ☒ no

If so, where?

- b. Is the crawling space accessible?

☐ yes ☒ no

Is the crawling space dry?

☐ mostly ☐ yes ☐ no

If not, or mostly, explanation:

- c. Is there penetrative dampness in the cellar walls?

☐ sometimes ☐ yes ☒ no

If not, or sometimes, explanation:

- d. Has the ground water level changed demonstrably over the last few years, or has there been a problem with flooding?

☐ yes ☒ no

Questionnaire concerning the house

If so, did this lead to problems in the form of water in the crawling space or cellar?

☒ n/a

☐ yes ☐ no

If not, what problems did it lead to?

7. Equipment

- a. What sort of heating systems are there in the house (e.g. central heating system, DWHR system, ATES system)?

What make is the system and how old is it? *Central heating*

Make:

Age: *not known*

When was the last service carried out? *2024*

Date: *February 2024*

Is the maintenance carried out by an approved firm?

☒ yes ☐ no

If so, who is it? *Bunmerent stadswarming*

- b. Has anything occurred with the system over the last period of time (e.g. the central heating system has to be topped up more than once annually)?

☐ yes ☒ no

If so, what brought it to your attention?

- c. Do some of the radiators not heat up?

☒ yes ☐ no

If so, which? *bathroom + 1 bedroom 1st Floor*

- d. Do any of the radiators or water pipes leak?

☐ yes ☒ no

If so, which and where are they located?

- e. Have any of the radiators or water pipes ever been frozen?

☐ yes ☒ no

If so, where?

- f. Does your house have underfloor heating?

☐ yes ☒ no

If so, where?

- g. Do some of the rooms not warm up properly?

☐ yes ☒ no

If so, which?

- h. Does the house have solar panels that belong to you?

☐ yes ☒ no

If so, will the solar panels be left behind?

☒ n/a

☐ To be discussed

☐ yes ☐ no

Does the house have solar panels that are leased?

☐ yes ☐ no

Can the lease contract be transferred to the buyer?

☐ yes ☐ no

When were the solar panels installed and by whom?

Year:

Firm:

Questionnaire concerning the house

Has the VAT in the purchase price been recovered?

☐ yes ☐ no

How much energy has been generated over the last year?

Year:

Number of kWh:

How long does the maker's guarantee still have to run?

Were the solar panels acquired with a subsidy?

☐ yes ☐ no

If so, must the subsidy be repaid?

☐ n/a

☐ yes ☐ no

If so, how much must be repaid? €

i. In what year were the chimneys and flues cleaned and swept for the last time?

j. When did you use the chimneys for the last time?

Do the chimneys have sufficient draw?

☐ not known ☐ yes ☐ no

k. Has the electrical system been renewed?

☐ yes ☒ no

If so, when and which parts?

l. Do the (technical) systems have defects?

☐ not known ☐ yes ☒ no

If so, which?

8. Sanitary fittings and drainage

a. Is there any damage to wash-hand basins, shower, bath, toilettes, drains and taps?

☐ yes ☒ no

If so, which?

b. Do the wash-hand basins, shower, bath, toilettes, drains and taps drain away properly?

☒ yes ☐ no

If no, which ones?

c. Is the house connected to a shared drainage system?

☐ yes ☒ no

d. Does the house have, or has had, defects in the drainage system such as breaks, problems with smells or leakages?

☐ yes ☒ no

If so, which?

e. Are there other systems such as septic tanks or cess pools?

☐ yes ☒ no

If so, what is installed, and how should it be maintained?

9. Miscellaneous

a. What is the year of construction of the house?

1994

Questionnaire concerning the house

- b. Does the house have asbestos-containing materials? ☒ not known ☐ yes ☒ no
If so, which and where about?
- c. Is there still floor covering in the house, either loose or fixed, which was purchased between 1955 and 1982? ☐ not known ☐ yes ☒ no
- d. Does the house still have lead piping? ☐ not known ☐ yes ☒ no
If so, where?
- e. Is the ground contaminated? ☒ not known ☐ yes ☐ no
If so, is a survey report available? ☐ n/a ☐ yes ☐ no
If so, has the municipality or province imposed an inspection and clean-up order? ☐ n/a ☐ yes ☐ no
- f. Is there an oil tank? ☒ not known ☐ yes ☐ no
If so, has it been cleaned up or removed? ☐ n/a ☐ yes ☐ no
If so, where is the tank located on the property?
Is there a Kiwa certificate? ☐ n/a ☐ yes ☐ no
- g. Is there a problem with vermin in or around the house (e.g. mice, rats, cockroaches, etc.)? ☐ yes ☒ no
If so, where?
- h. Is the house affected by woodworm, long-horned beetle, other vermin or fungus? ☐ not known ☐ yes ☒ no
If so, where?

If so, has this already been treated? ☐ n/a ☐ yes ☐ no
If so, when and by which firm?
- i. Is the house affected by concrete chloride corrosion or concrete cancer (concrete cancer mainly occurs in crawling spaces of buildings built between 1965 and 1981 that have concrete flooring made by Kwaaitaal or Manta. Other concrete elements such as balconies can also be affected)? ☐ not known ☐ yes ☒ no
If so, where?
- j. Has the house undergone alterations or have any additions been made? ☐ yes ☒ no
If so, what sort of alterations or additions, in what year and which firm completed it?
- k. Have alterations or additions been built without the appropriate integrated environmental permit (previously building permit)? ☐ not known ☐ yes ☒ no

Questionnaire concerning the house

If so, which?

- i. Are you possession of an energy certificate or energy label?
If so, which label?

☐ yes ☒ no

10. Fixed costs

- a. What did you pay last time for the property tax?

€ 809,74

Fiscal year: 2021

- b. What is the WOZ [Immovable Property Tax Act] value?

€ 289.000

Reference year: 2020

- c. What did you pay last time for the water authority charges?

€ 458,23

Fiscal year: 2020

- d. What did you pay last time for the sewage charges?

€

Fiscal year:

- e. What monthly prepayments do you pay to the utility companies?

~~Gas:~~

Electricity:

Shared heating:

~~Other:~~

33 €
€
€
€

- f. Are there any lease or hire purchase agreements (e.g. kitchen, windows, central heating system, etc.)?

☐ yes ☒ no

If so, which?

Can these agreements be transferred to the buyer? *N.B! Many lease and hire purchase agreements are no longer transferable to the buyer. Please contact the supplier in question.*

☐ yes ☐ no

How long do these agreements have to run and what is the possible buyout payment?

Buyout payment:

€

Duration:

- g. In the case of ground lease and building rights:

What does the ground rent amount to annually?

€

Have you paid all the ground rent demands?

☒ n/a

☐ yes ☐ no

Has the ground rent been bought?

☐ n/a

☐ yes ☐ no

If so, until when?

- h. Have you paid all the municipal taxes that you are due?

☒ yes ☐ no

Are there variable amounts for shared entrances, driveways or yards?

☐ yes ☐ no

If so, how much and what for?

€

Questionnaire concerning the house

- i. Do you require a parking permit to park on the street?
What is the maximum number of parking permits that can be requested?
What do the parking permits cost per year? €

☐ yes ☒ no

Questionnaire concerning the house

11. Guarantees

Are there any current maintenance contracts and/or guarantee periods that can be transferred to the buyer (e.g. roofing, central heating systems, double glazing, etc.)?

☐ yes ☒ no

If so, which?

12. Further information (other issues that according to you the buyer should be aware of):

QUESTIONNAIRE OF AN INFORMATIVE NATURE

The questionnaire provides shape, content and structure to the seller's duty of disclosure. The duty of disclosure goes no further than sharing what you as the seller know about the house at the time of completing the contract. The questionnaire is not intended to provide guarantees and is of an informative nature.

SIGNATURES

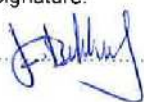
The seller hereby declares to have reported all the facts known to him/her about the house on this form. The seller is aware that if he/she gives incorrect and/or an incomplete statement of facts, he/she runs the risk of being held liable by the buyer. The seller declares that he/she will continue to occupy and maintain the house in a manner that is considered customary until the transfer of ownership has taken place.

The undersigned hereby declares to have answered the above questions fully and honestly:

Name: Anne-Sophie Eckert
Place: Purmerend
Date: 02.12.2021

Signature: 

Name: Fredrik Bekkby
Place: Purmerend
Date: 05.12.2021

Signature: 

NVM agent details

Office name:
Address details:
Telephone number:
Email address:

Algemene informatie

In deze brochure treft u een beknopte beschrijving aan van het object, samengesteld uit informatie verkregen van opdrachtgever, oorspronkelijke verkoopdocumentatie en/of derden. De plattegronden geven over het algemeen een globale situatie van de werkelijkheid weer. De in de brochure opgenomen afmetingen zijn gebaseerd op de NEN 2580. Deze norm is bedoeld om een meer eenduidige manier van meten toe te passen voor het geven van een indicatie van de gebruiksoppervlakte, maar sluit verschillen in meetuitkomsten niet volledig uit door bijvoorbeeld interpretatieverschillen, afrondingen of beperkingen bij het uitvoeren van de meting. Hoewel de brochure en de overige publicaties van het object met de meeste zorg zijn samengesteld, zijn informatie en aanbod vrijblijvend en kunnen hieraan geen rechten worden ontleend.

Kopersinformatie

Let op: ons kantoor treedt op namens de verkoper en behartigt uitsluitend diens belangen. Op grond van de mededelingsplicht wordt u over het object meegedeeld wat op wettelijke gronden noodzakelijk is. Een koper heeft een wettelijke onderzoeksplicht. Denk daarbij bijvoorbeeld aan het onderzoeken van bestemmingsplan, bouwkundige staat, afmetingen e.d. Wij adviseren daarom een deskundige NVM makelaar in te schakelen die u begeleidt bij het aankoopproces. Bij woningen ouder dan 20 jaar wordt een ouderdomsclausule opgenomen, hetgeen inhoudt dat aan dergelijke woningen geen nieuwbouwkwaliteit kan worden toegekend en verkoper niet aansprakelijk is voor eventuele tekortkomingen en/of gebreken.

Verkoopvoorwaarden

Verkoop geschiedt te allen tijde onder voorbehoud van gunning verkoper en nadat over alle zaken, niet alleen de prijs, maar ook over de ontbindende voorwaarden, oplevering, roerende zaken etc. volledige overeenstemming is bereikt. Door koper gewenste voorbehouden worden uitsluitend in een koopakte opgenomen indien deze tijdens de onderhandelingen kenbaar zijn gemaakt en over deze voorbehouden eveneens overeenstemming is bereikt. De overeenkomst is pas tot stand gekomen nadat de koopovereenkomst door beide partijen is ondertekend en daarmee voldaan wordt aan het wettelijke schriftelijkheidsvereiste. Bevestiging van een aankoop/verkoop per e-mail, app, sms, telefoon of anderszins houdt nadrukkelijk geen overeenkomst in.

Koopovereenkomst

Gehanteerd wordt de modelkoopakte zoals deze is opgesteld door de Nederlandse Vereniging van Makelaars en Vastgoeddeskundigen (NVM), de Consumentenbond en Vereniging Eigen Huis en wordt door de verkopende makelaar opgemaakt. In deze koopakte is onder meer een verplichting voor de koper opgenomen tot het bij de notaris stellen van een bankgarantie c.q. storten van een waarborgsom ter grootte van 10% van de koopsom. De wettelijk verplichte drie dagen bedenktijd voor de koper is eveneens onderdeel van de koopakte.

Kosten Koper (k.k.)

Het aanbod is, tenzij nadrukkelijk anders aangegeven, op basis van kosten koper (k.k.), hetgeen inhoudt dat de overdrachtsbelasting en de kosten van notariële overdracht voor rekening van de koper zijn. De kosten die te maken hebben met de wijze van financiering, o.a. hypotheekakte, advies- en taxatiekosten, zijn eveneens voor rekening van de koper. Koper bepaalt en betaalt dus de notaris, die in het werkgebied Waterland gevestigd dient te zijn. Verkoper is gerechtigd extra kosten in rekening te brengen indien koper een notaris buiten dit werkgebied kiest. Indien u vragen heeft over bovenstaande kunt u contact opnemen met uw eigen NVM aankoopmakelaar of met ons.

Indien u vragen heeft over bovenstaande, kunt u contact opnemen met uw eigen NVM aankoopmakelaar of met ons, Arthur de Bock Makelaardij, Mastbos 2 te Purmerend, tel. 0299-666641, mail info@arthurdebock.nl, website www.arthurdebock.nl, Facebook www.facebook.com/arthurdebockmakelaardij.

Disclaimer

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Wij aanvaarden geen enkele aansprakelijkheid voor eventuele schade ten gevolge van het gebruik van de verstrekte informatie en/of het gebruik van de websites. Iedere aansprakelijkheid van Arthur de Bock Makelaardij b.v. en haar medewerkers is beperkt tot het bedrag dat in desbetreffende geval uit hoofde van een door haar gesloten beroepsaansprakelijkheidsverzekering wordt uitbetaald. Op onze dienstverlening zijn de Algemene Consumentenvoorwaarden Makelaardij 2018 en de Algemene voorwaarden NVM voor professionele opdrachtgevers 2011 van toepassing.

Wij nemen uw privacy serieus

De NVM-makelaar en de NVM nemen uw privacy erg serieus en zien de regels rondom gegevensbescherming als logische fatsoensnormen. De NVM-makelaar verwerkt uw gegevens zorgvuldig en volgens de voorschriften van de wetgeving. De NVM-makelaar besteedt veel aandacht aan een adequate beveiliging zodat uw gegevens worden beschermd tegen ongeautoriseerd gebruik, ongeautoriseerde toegang, wijziging en onrechtmatige vernietiging. Alle NVM-makelaars investeren continu in het bieden van goede dienstverlening. Een onderdeel hiervan is het NVM-brede privacy programma. Heeft u vragen, aarzel dan niet om contact op te nemen met de NVM-makelaar.

Arthur de Bock Makelaardij is aangesloten bij de NVM (Nederlandse Vereniging van Makelaars).