



## **Partly furnished 2-room-apartment (55m2) in 97074 Würzburg – Frauenland (Depending on availability)**

**Location:** Located in Trautenauerstrasse, within the best district of Würzburg. In direct vicinity to the JMU.

**Transport connection:** Bus stops and parking lots in front of the house. The town center and the freeways A3 and A7 are just a short drive away.

**Number of rooms and size:** 2 rooms, 55 m2. The apartment is suitable for one or two persons.

**Description:** Bright, modern 2-room-apartment. The apartment is partly furnished, but there is still enough space to add more furniture. A storage room is included. All the shops you need for daily necessities such as grocery stores, bakeries, pharmacies, doctors' offices, restaurants, and more are within walking distance.

**Equipment:** The apartment is furnished with everything you need to move in and feel at home. Living room with a sofa and bookshelves, bedroom with a full-size bed and a closet. Bathroom with a bathtub, window and washing machine. Fitted kitchen with a dining table. Cutlery, dishes, coffee machine etc. are included.

### **Monthly rent and service charges:**

For 1 person: 750€ net rent plus 200€ additional costs (incl. heating and warm water) =950 total rent. The tenant is responsible for setting up their own electricity and internet service deposit: 2250€

A garage can be rented optionally. Public parking lots in front of the house.



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