



**Graaf Hendrik III laan
4819 CA Breda**

€ 1.495 p.m. ex.

Price	€ 1.495 p.m. ex.
Decoration	Partly furnished
Status	Draft
Acceptance	Directly
Apartment type	Walk-up flat, apartment
Build type	Existing
Year of construction	1955
Maintenance inside	Good
Maintenance outside	Good
Living surface	90m ²
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	1
Balcony	Yes
Garden	Communal

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Looking for a wonderfully light and spacious apartment at a short distance from the center of Breda? This unfurnished apartment with 2 spacious bedrooms, spacious living room, separate kitchen, balcony, neat bathroom and toilet is available for new residents.

The apartment is located in the Boeimeer district near various facilities. The Aldi is within walking distance. The Van Sonsbeeck Park and the Zaart Park are located a short distance from the complex. The center of Breda, the lively Ginnekenmarkt and the Mastbos are also nearby. The apartment is easily accessible by car or public transport. Various roads, such as the A16 and A58 are conveniently located.

Layout

Access by stairs to the fourth (top) floor where the apartment is located.

Entrance with built-in wardrobe which provides access to all rooms.

Spacious living room of approx. 35m² with beautiful windows, balcony and fitted wardrobe. This living room has more than enough space for a separate dining area and a spacious living area.

The closed kitchen has a straight layout and is equipped with a dishwasher, 4-burner stove, extractor hood, sink, refrigerator, various upper and lower cabinets and the connections for washing equipment. From the kitchen you have access to the balcony, which has a wonderful view of the communal garden and the neighborhood.

Bedroom I, with a neat laminate floor, fitted wardrobes, access to the balcony and located at the rear of the apartment

Bedroom II, with a neat laminate floor, fitted wardrobes and located at the rear of the apartment

The bathroom has a nice walk-in shower with thermostatic tap, towel radiator and a washbasin with furniture.

Separate floating toilet

This apartment also has a very large storage room in the basement of the complex.

Particularities

Wonderful location in one of the nicest neighborhoods in Breda

Rental price is €1295,- excluding gas/water/electricity, internet & TV and municipal taxes

Deposit is €2590,-

The landlord is looking for a working couple, house sharers or students are unfortunately not allowed

Pets are not allowed

Smoking is not allowed

Minimum contract duration of 18 months





