



**Noordstraat  
5038 EH Tilburg**

**€ 1.750 p.m. ex.**

<b>Price</b>	€ 1.750 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	01-03-2025
<b>Apartment type</b>	Upper floor apartment, double upstairs house
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Year of construction</b>	1908
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Good
<b>Location</b>	Near quiet road, in town center
<b>Particulars</b>	Monument
<b>Living surface</b>	127m <sup>2</sup>
<b>Livingroom surface</b>	56.4m <sup>2</sup>
<b>Other surface</b>	20m <sup>2</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	3
<b>Energy label</b>	E
<b>Balcony</b>	Yes, 2m <sup>2</sup>

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Lovely spacious upstairs apartment (approx.127m<sup>2</sup>) located in the wandering area of Tilburg.  
This unfurnished house has 3 bedrooms, 2 outdoor spaces, kitchen and is located in a fantastic location.

The apartment is ideally located; near the five-way junction, Nieuwlandstraat and Central Station. The Pieter Vreedeplein, the bustling city center with all its (shopping) facilities, cinema and the Schouwburg are within walking distance. The trendy Piushaven, the Spoorpark, Tilburg University and various roads are also nearby. A prime location, but in a quiet area!

#### Classification

Through the entrance on the ground floor, which you can use for bicycles, as a storage room or as a workspace, you reach the first floor via a fixed staircase. Here you will find the living area.

Upon entering you will find the bathroom, toilet and laundry room in the hallway. The bathroom has a bath, walk-in shower, hanging toilet and sink.

Then you enter the very spacious living room with kitchen and wow... What a space and all those beautiful authentic details.

A beautiful floor, large spacious 'living' kitchen which is fully equipped. Such as microwave, oven, stove, refrigerator, freezer, dishwasher and an island with several seats. Next to the island, there is plenty of space in the living room where a large dining table fits. A cozy TV corner, children's corner, reading corner, stained glass. In short: it just has everything and is very atmospheric.

You reach the 2nd floor via a fixed staircase. Here are 3 bedrooms of approx. 10, 10.5 and 18m<sup>2</sup>. The master bedroom gives access to the lovely and spacious roof terrace of approx. 30m<sup>2</sup>. This is located on the sunny side. It's great when the sun starts shining again. The master bedroom also has storage space because it is very high.

The authentic details can also be found on this floor, such as the wooden beams.

#### Details

Not suitable for home sharers.

Only for working candidates.

Parking by permit.

Minimum 12 months for rent

Rent is €1750 excluding gas, water, electricity, TV / internet and municipal taxes.





