



**Leeuwerikstraat
4815 CT Breda**

€ 1.405 p.m. ex.

Price	€ 1.405 p.m. ex.
Decoration	Partly furnished
Status	Under option
Acceptance	01-05-2025
Apartment type	Walk-up flat, apartment
Bottom floor	2
Build type	Existing
Maintenance inside	Good
Maintenance outside	Good
Living surface	61m ²
Livingroom surface	25m ²
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	1
Energy label	A
Isolation	Fully isolated
Balcony	Yes, 5m ²

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Light, modern and wonderfully centrally located 3-room apartment with modern kitchen and bathroom. In the immediate vicinity are Breda Central Station, various schools, sports facilities, catering establishments, play facilities and the bustling city center of Breda. The direct entrance and exit roads are easily accessible. The Leeuwerikstraat is a quiet street with one-way traffic and ample parking.

Layout

From the hall via stairs access to the second floor where the apartment is located.

The landing with technical room with connections for washing equipment provides access to the living room, bedroom and bathroom.

The living room with open modern kitchen is located at the front of the building and overlooks Breda central station. The kitchen is equipped with a dishwasher, refrigerator with freezer, modern extractor hood, combi oven, induction hob, sink and various storage cupboards.

From the living room you have access to the second (bed)room which can also serve as a home office.

Bedroom 1 is located at the rear of the house, so you can sleep wonderfully quietly.

The bathroom has a spacious walk-in shower, floating toilet, design radiator and sink with furniture.

From the bathroom access to the balcony.

Particularities:

Very centrally located apartment

Modern and beautifully finished

Parking by permit

Deposit is two months' rent

You pay a monthly advance for gas/electricity/water



