



**Nieuwe Haagdijk  
4811 TE Breda**

**€ 1.595 p.m. ex.**

<b>Price</b>	€ 1.595 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Apartment, apartment
<b>Build type</b>	Existing
<b>Year of construction</b>	1900
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Good
<b>Living surface</b>	73m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Isolation</b>	Fully isolated

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In a beautiful location on the edge of the city center and bordering the canal, you will find this ready-to-move-in and beautiful apartment of approx. 73m<sup>2</sup> on the first floor.

From the cozy Nieuwe Haagdijk with a wide variety of shops, the Grote Markt, restaurants and catering establishments, the NS station, various museums and all the facilities that the city center has to offer are within walking distance. The arterial roads to the surrounding villages and towns are also easily accessible. The street is characterized by its beautiful location between the historic city center and the canal, and the liveliness with a wide variety of shops and the cozy market on Saturday.

#### Layout

Via fixed stairs access to the first floor where the apartment is located.

The landing provides access to a separate laundry room and provides access to the apartment.

The spacious, bright living room of approx. 33m<sup>2</sup> is located at the front of the house with a view over the beautiful Nieuwe Haagdijk. From the living room access to a lovely kitchen of approx. 20m<sup>2</sup>. This kitchen is equipped with a beautiful island with sink, induction hob, extractor hood, dishwasher, various storage cupboards and breakfast bar. Furthermore, the kitchen is equipped with a fridge, freezer, combi oven and lots of storage space. The kitchen also offers access to a separate toilet, the roof terrace and the bedroom.

The bedroom of approx. 13.5m<sup>2</sup> has a modern floor and offers access to the bathroom which is equipped with a shower, washbasin with furniture and towel radiator.

Lovely spacious roof terrace of approx. 25m<sup>2</sup>.

You pay a monthly advance for heat, energy, water, internet/TV and all other service costs.

#### Special features:

Lovely location

Completely new

Weekly cleaning for the common areas







