



**Graaf Hendrik III laan  
4819 CB Breda**

**€ 1.650 p.m. ex.**

<b>Price</b>	€ 1.650 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Apartment type</b>	Walk-up house, apartment
<b>Build type</b>	Existing
<b>Year of construction</b>	1955
<b>Maintenance inside</b>	Good
<b>Location</b>	In residential area
<b>Living surface</b>	90m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	C
<b>Balcony</b>	Yes
<b>Shed</b>	Indoor

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Looking for an apartment with character and a garden a short distance from the center of Breda? This upholstered apartment with 2 spacious bedrooms, living room, dining room, separate kitchen, balcony, neat bathroom and toilet is available for new residents.

Just a stone's throw from the bustling city center of Breda, you can enjoy the proximity of numerous amenities, including a small-scale shopping center, sports facilities and the beautiful Mastbos. The Ginneken and various highways (A16, A58, A27) are also easily accessible, as well as public transport to the center and Central Station.

#### Layout

Access to the first floor where the apartment is located via stairs.

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

Nice living room with a beautiful window, balcony and built-in wardrobe. The living room is directly connected to a separate dining room with built-in wardrobes. 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 lovely view of your own garden and the spacious communal garden.

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 shower with thermostat tap, towel radiator and a washbasin with furniture.

Separate floating toilet with washbasin.

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

#### Details

Apartment with private garden

Lovely location in one of the nicest neighborhoods of Breda

Rent price is €1650,- excluding gas/water/electricity, internet & TV and municipal taxes

Deposit is €3300,-

Pets are not allowed

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

Smoking is not allowed

Minimum contract duration of 24 months







