



**Graaf Hendrik III laan  
4819 CB 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>	01-05-2025
<b>Apartment type</b>	Walk-up flat, apartment
<b>Bottom floor</b>	2
<b>Build type</b>	Existing
<b>Year of construction</b>	1955
<b>Location</b>	In residential area
<b>Living surface</b>	90m <sup>2</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	C
<b>Balcony</b>	Yes, 5m <sup>2</sup>
<b>Garden</b>	Communal
<b>Shed</b>	Indoor

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

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

#### Layout

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

Entrance which provides access to all rooms.

Living room and dining room of approx. 35m<sup>2</sup> together with a beautiful window, balcony and built-in wardrobe.

The closed kitchen has a straight layout and is equipped with a dishwasher, 4-burner stove, extractor hood, sink, refrigerator, freezer, 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 shower with thermostat tap, towel radiator and a washbasin with furniture.

Separate toilet with washbasin.

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

#### Details

Lovely location in one of the nicest neighbourhoods of Breda

Rent is €1595,- excluding gas/water/electricity, internet & TV and municipal taxes

Deposit is €3190,-

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 period of 24 months





