



**Valkenierslaan
4834 CP Breda**

€ 1.395 p.m. ex.

Price	€ 1.395 p.m. ex.
Decoration	Fully furnished, partly furnished
Status	Draft
Acceptance	Directly
Apartment type	Apartment, apartment
Build type	Existing
Year of construction	2012
Maintenance inside	Good
Maintenance outside	Excellent
Living surface	105m ²
Livingroom surface	50m ²
Rooms	2
Bedrooms	1
Bathrooms	1
Floors	1
Isolation	Fully isolated
Heating	Heat pump
Garden	Communal

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Spacious (approx. 105m²) furnished apartment in a great location in Breda. This beautiful apartment has a modern fully equipped kitchen, a spacious bathroom with bath and walk-in shower, 1 bedroom and a very spacious living room.

In the immediate vicinity are shopping centers (Valkeniersplein and the Burcht), educational institutions, sports clubs, play facilities and the roads to Utrecht, Rotterdam and Antwerp. There is a bus stop in front of the door with a connection to the center of Breda.

Layout

First floor

Via a fixed staircase you reach the first floor where the apartment is located.

Hall with toilet room provides access to the dining area, the kitchen and the living room.

The modern kitchen has a corner unit and is equipped with the following equipment: hob, extractor hood, dishwasher, refrigerator, freezer, microwave, oven and storage cupboards.

The dining area flows into the spacious living room of approx. 50m². The current layout provides a seating area with a beautiful view and a comfortable area where you can watch television.

From the rear of the living room you have access to the bedroom of approx. 18m² which is equipped with carpet, a large wardrobe, a sitting area and a box spring.

The bathroom can be reached from the bedroom and is equipped with a lovely bath, a spacious walk-in shower and washbasin with furniture.

Particularities:

The apartment is furnished with the basic furniture. The decoration (art on the walls, accessories and plants) as shown in the photos has been applied by the current tenant and will also be removed again

The possibility to wash and dry clothes is provided

There is an outdoor area that you can use

You can park for free at the street

The rental price, including an advance payment for electricity, water, internet/tv and service costs, is €1650 (excluding any municipal taxes)

The landlord offers the option to rent a parking spot in the parking garage

The rental agreement is for a period of at least 24 months





