



**Tolbrugstraat  
4811 WN Breda**

**€ 1.595 p.m. ex.**

<b>Price</b>	€ 1.595 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 45
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Apartment, apartment
<b>Build type</b>	Development
<b>Year of construction</b>	1866
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Good
<b>Location</b>	In town center
<b>Living surface</b>	95m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Isolation</b>	Insulated glazing

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Wonderfully spacious apartment in the heart of Breda. This beautiful apartment of approx. 95m<sup>2</sup> has a spacious living room with open kitchen, 2 bedrooms, modern bathroom and a spacious roof terrace. This upholstered apartment is particularly suitable for people who enjoy a spacious and bright apartment, but who want to have all facilities within reach. Around the corner you will find the Haven of Breda with its cozy restaurants and bars. The supermarket is within easy reach as well as the Grote Markt in Breda and the many shops that Breda has to offer.

#### Layout

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

The entrance provides access to the bathroom, laundry room, bedroom I and the living room.

The living room is spacious, has high ceilings and a fantastic light due to the generous windows. The living room offers more than enough space to make a dining area and a living area. The open kitchen is located at the front of the apartment and is equipped with the following equipment; freestanding gas stove with 5 burners and a large oven, extractor hood, dishwasher and refrigerator.

At the rear of the living room you have access to bedroom II which can be closed off by means of ensuite doors. This room is currently used as a children's room, but do you need an extra spacious living room or a home office? Then this is very easy to set up.

Bedroom I is located at the rear of the apartment and is spacious, through French doors access to the fantastic roof terrace where you can relax.

The spacious bathroom has a sink, separate shower, bathtub and toilet.

#### Particularities

Very nice apartment in the center of Breda

Spacious outdoor area with sun

Minimum rental period of 18 months

Monthly service costs of € 45,-

Deposit of 1 month's rent, please note that this can be deviated from in some cases

Delivery is in consultation, target date is 2 August

















