



**Kardinaal van Rossumstraat
5014 LK Tilburg**

€ 1.100 p.m. ex.

Price	€ 1.100 p.m. ex.
Decoration	Partly furnished
Status	Rented
Acceptance	Directly
Apartment type	Walk-up flat, apartment
Bottom floor	2
Build type	Existing
Year of construction	1989
Maintenance inside	Good
Maintenance outside	Good
Location	Near quiet road, in residential area
Living surface	67m ²
Livingroom surface	24m ²
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	1
Energy label	A
Balcony	Yes, 3m ²

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UNFORTUNATELY, THE VIEWING IS FULLY BOOKED.

This beautiful ready-to-move-in three-room apartment is located near the center of Tilburg.

The apartment has two bedrooms, modern kitchen with appliances, neat bathroom and no less than 2 balconies.

It is located in the Groeseind Hoefstraat neighborhood. The apartment is located near the cozy city center, and within walking distance of Besterdplein and NSplein. By bike you are within a few minutes in the Spoorzone, behind the Central Station, with its already "world famous" LocHal. In addition, the nearest exit road in the vicinity is only a 5-minute drive away.

Complex entrance:

The central hall of this apartment complex is accessible via the Kardinaal van Rossumstraat. The mailboxes and the stairwell are located in this hall.

Layout

The stairwell takes you to the second floor, which gives access to the front door of this apartment. The meter cupboard and wardrobe are located in the hall.

From the hall is access to the living room with kitchen and the storage room.

The living room (approx. 24m²) has many windows at the front and gives access to the balcony at the front.

The living room can be arranged very well and therefore offers enough space for a cozy dining table and a nice sitting area.

The semi-open kitchen is neat and modern and equipped with a fridge with freezer compartment, combi microwave, dishwasher, hob and extractor hood. Also a lot of cupboard space due to the extra large kitchen cabinets.

From the second hall you reach the 2 bedrooms, the toilet and the bathroom.

The apartment has two bedrooms (approx. 12 m² and 4 m²), from the small bedroom you have access to the balcony at the rear of the apartment. The "master bedroom" offers more than enough space for a double bed and a spacious wardrobe.

The bathroom is neat and equipped with a shower and sink.

The washing machine connection is located in the storage room and there is sufficient storage space here.

Parking is possible at the rear of the complex, or at the front with a permit.

Particularities:

Beautiful, modern and ready apartment

The rental price of €1100 is excluding gas, water, electricity, internet and municipal taxes

The deposit is 1 month's rent

Maximum rental period of 2 years.

Pets are not allowed.

Not suitable for students / home sharers. We are looking for working candidates.



