



**Markendaalseweg
4811 KE Breda**

€ 1.475 p.m. ex.

Price	€ 1.475 p.m. ex.
Decoration	Partly furnished
Status	Rented
Acceptance	Directly
Apartment type	Apartment w/ access balcony, apartment
Year of construction	1969
Maintenance inside	Excellent
Maintenance outside	Good
Location	In town center
Living surface	80m ²
Livingroom surface	25m ²
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	1
Balcony	Yes, 8m ²
Shed	Indoor

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Renovated 3-room apartment in a prime location in the center of Breda. This wonderful apartment has a beautiful kitchen, bright living room, 2 spacious bedrooms, modern bathroom and separate toilet. This upholstered apartment of approx. 80m² is located on the Markendaalseweg in Breda and will overlook the Nieuwe Mark in the near future.

The cozy terraces of cafes and restaurants on the Van Coothplein, on the Haven, on the Grote Markt and the Havermarkt, as well as the luxury shops of Oranje-Zuid, the Chassé theater, the cinema and pop stage Mezz Breda are all within walking distance. Breda station, the Ginnekenmarkt and the Mastbos are within cycling distance and the A16, A27, A58 and A59 motorways can be reached within a few minutes by car.

Layout:

Ground floor

Modern central hall with mailboxes, doorbells, the stairwell, access to the elevator and the basement.

Third floor

From the elevator and staircase you enter a central hall with the meter cupboards and access door to the gallery where 5 apartments are located. The apartment is located on the back corner, which guarantees privacy.

Through the porch access to the living room with open kitchen. On the gallery side is the beautiful black kitchen which is equipped with, among other things, the following equipment; dishwasher, oven, induction hob, fridge-freezer and extractor hood. Because the opening to the living room has been made larger, these areas have received more natural daylight than the original layout. The living room is wonderfully spacious and has large windows and access to the balcony.

The hall provides access to the second bedroom, the separate toilet, the bathroom, a spacious pantry and an indoor storage room.

The master bedroom of approx; 13.5 m² is located on the street side and provides access to the balcony.

The second bedroom of approx. 11m² is located on the gallery side.

The bathroom has a modern shower with rain shower, modern towel radiator and sink. The separate toilet has the same modern look and feel.

Balcony

The balcony (approximately 8.25 x 0.60/1.35 m) already offers a beautiful unobstructed view, which will become even more beautiful in the future due to the construction of the new city park Seelig-Zuid. Enjoy the sultry summer evenings with water along the apartment.

Storage

The private storage room (approximately 1.95 x 2.20 m) is located in the basement. In the basement, in addition to the private storage room, there is also a very spacious communal bicycle storage room.

Particularities

Fantastic location

Parking by permit

Deposit is 2 months rent





