



**Leeuwerikstraat  
4815 CT Breda**

**€ 1.405 p.m. ex.**

<b>Price</b>	€ 1.405 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Walk-up flat, apartment
<b>Bottom floor</b>	2
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Living surface</b>	61m <sup>2</sup>
<b>Livingroom surface</b>	25m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Isolation</b>	Fully isolated
<b>Balcony</b>	Yes, 5m <sup>2</sup>

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Light, modern and wonderfully centrally located 3-room apartment with modern kitchen and bathroom. In the immediate vicinity are Breda Central Station, various schools, sports facilities, catering establishments, play facilities and the bustling city center of Breda. The direct entrance and exit roads are easily accessible. The Leeuwerikstraat is a quiet street with one-way traffic and ample parking.

#### Layout

From the hall via stairs access to the second floor where the apartment is located.

The landing with technical room with connections for washing equipment provides access to the living room, bedroom and bathroom.

The living room with open modern kitchen is located at the front of the building and overlooks Breda central station. The kitchen is equipped with a dishwasher, refrigerator with freezer, modern extractor hood, combi oven, induction hob, sink and various storage cupboards.

From the living room you have access to the second (bed)room which can also serve as a home office.

Bedroom 1 is located at the rear of the house, so you can sleep wonderfully quietly.

The bathroom has a spacious walk-in shower, floating toilet, design radiator and sink with furniture.

From the bathroom access to the balcony.

#### Particularities:

Very centrally located apartment

Modern and beautifully finished

Parking by permit

Deposit is two months' rent

You pay a monthly advance for gas/electricity/water





