



Simon van Leeuwenstraat  
5652 SG Eindhoven  
**Rent per month € 1.400,- excl.**



## Features

Rent per month:	€ 1.400,- excl.
Address:	Simon van Leeuwenstraat
Zip code:	5652 SG
City:	Eindhoven
Type of house:	Apartment
Rooms:	3
Number of bedrooms:	2
Living area:	78 m <sup>2</sup>
Deposit:	€ 2.800,-
Location:	Residential
available:	2023-02-01
Extras:	<ul style="list-style-type: none"> <li>✔ Soft furnished</li> <li>✔ Furnished</li> <li>✘ Garden</li> <li>✔ Balcony / terrace</li> <li>✔ Parking</li> <li>✘ Elevator</li> <li>✘ Garage</li> <li>✔ Barn / shed</li> </ul>

Bergstraat 24  
5611 JZ Eindhoven

**040-2116149**

info@brickvastgoed.nl

**Well maintained 3-room apartment on the 1st floor with a covered balcony at the front and rear, separate storage room and an unobstructed view over a large lawn. The apartment is quietly located near the "Philips van Lennepark" with all necessary facilities and roads at a short distance. The supermarket is within walking distance. You can reach the center of Eindhoven in just 10 minutes.**

## LAYOUT

### GROUND FLOOR

Central entrance with doorbells, intercom with video and mailboxes. Through a closed hall there is access to the storage rooms and via the stairs to the apartments. Indoor private storage room with electricity.

### APARTMENT (1ST FLOOR)

Porch with access to the apartment and associated meter cupboard.

Entrance / hall with laminate flooring gives access to the toilet, the two bedrooms and the living room.

Bedroom 1 with laminate flooring and access door to the balcony.

Bedroom 2 with laminate flooring.

Spacious living room with lots of light through the large windows. Complete floor with laminate floor. Through the living room you will find the door to the covered balcony, lockable by d.m.v. an electrically operated roller shutter and an unobstructed view.

Renovated, modern kitchen with 4-burner gas hob and extractor hood, oven, microwave, dishwasher, sink, fridge, separate freezer and sufficient storage space. Access door to the second balcony.

Bright bathroom with tiled floor and tiled walls, sink and shower.

Separate spacious storage room on the ground floor with electricity.

### Important:

- Available per: February 1st 2023
- The advertised rental price is based upon a rental agreement for a minimum of 12 months.
- Energy costs are not included in the rental price
- The advance energy costs will be around 100 - 150 euro a month
- Internet and tv will cost around 50 euro a month

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