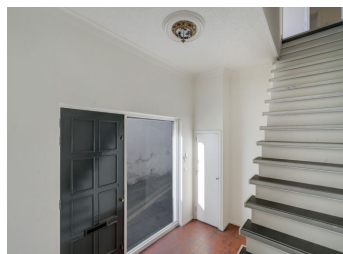




Maaspoort  
6001 BR Weert  
**Rent per month € 1.500,- excl.**



## Features

|                     |   |
|---------------------|---|
| Rent per month:     | € 1.500,-<br>excl.  |
| Address:            | Maaspoort   |
| Zip code:           | 6001 BR   |
| City:               | Weert   |
| Type of house:      | Apartment   |
| Rooms:              | 6   |
| Number of bedrooms: | 5   |
| Living area:        | 250 m <sup>2</sup>  |
| Deposit:            | € 1.500,-   |
| Location:           | Centre  |
| available:          | 2020-12-01  |
| Extras:             | <div>✔ Soft furnished</div> <div>✘ Furnished</div> <div>✘ Garden</div> <div>✔ Balcony / terrace</div> <div>✔ Parking</div> <div>✘ Elevator</div> <div>✘ Garage</div> <div>✘ Barn / shed</div> |

Bergstraat 24  
5611 JZ Eindhoven

**040-2116149**

info@brickvastgoed.nl

**Uniquely located and recently renovated apartment with a separate entrance and (in consultation) possibility of parking on side!**

**Entrance:**

Via the side wall of the characteristic business building, there is access to the spacious reception hall of the apartment. The reception hall is finished with a tiled floor and offers space for the meter cupboard. The business space and storage room are accessible through a door. The staircase provides access to the living level on the 1st floor.

**Living level:**

From the spacious central hall there is access to a spacious living room, the kitchen, two bedrooms, two bathrooms and the staircase to the attic floor. The apartment has been recently modernized and has new floors, stucco wall finishes, a new bathroom and a renovated, elevated roof terrace.

**Living room:**

The spacious living room is approximately 40 m<sup>2</sup> in size and enjoys a high degree of light. The raised terrace is accessible through French doors. The living room is finished with a novilon floor and offers access to the adjacent kitchen through a door.

**Kitchen:**

The closed kitchen is spacious in size and has a large luxury wall arrangement and a large wall cupboard with storage shelves. The kitchen layout is finished with a granite top with a sink and a 4-burner induction hob with an associated extractor hood. The kitchen is also equipped with a dishwasher, a refrigerator and offers a lot of practical storage space. Thanks to a floor-to-ceiling sliding door, there is access to the elevated floating terrace at the rear.

In the hallway there is access to two spacious bedrooms located at the front of the apartment.

**1st bedroom:**

Spacious bedroom finished with a laminate floor and a light wall finish. The bedroom, like the rest of the apartment, has beautiful high ceilings and authentic stained-glass windows with espanjolet fasteners.

**2nd Bedroom:**

Spacious bedroom finished with a laminate floor and a light wall finish. The bedroom, like the rest of the apartment, has beautiful high ceilings and authentic stained-glass windows with espanjolet fasteners.

**1st Bathroom:**

Spacious bathroom, finished with a tiled floor and a light wall finish. The bathroom has a large shower with a glass door and a rain shower, a washbasin with shelf and mirror and offers space for white goods. The bathroom

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also has an opening window.

#### 2nd Bathroom:

Again a spacious bathroom, finished with a tiled floor and a light wall finish. The bathroom has a playful round niche with a large shower and a washbasin with shelf and mirror.

The 2nd floor is accessible via the fixed staircase.

#### 2nd Floor:

The landing on the 2nd floor provides access to three spacious bedrooms. The landing is finished with a laminate floor and has a light wall finish.

#### 3rd Bedroom:

The spacious bedroom is located at the front of the house and has a dormer window with a characteristic stained-glass window with espanjolet closures.

#### 4th bedroom:

This spacious bedroom is located on the side of the house. The bedroom enjoys a beautiful light and is finished with a laminate floor.

#### 5th Bedroom:

The spacious 5th bedroom is located at the rear of the apartment. The bedroom is equipped with a custom wardrobe with plenty of storage space and provides access to the adjacent storage / boiler room.

#### Storage / boiler room:

Spacious storage room with lots of practical storage space. The storage room offers space for the installation of the central heating boiler and mechanical ventilation.

The upper loft is accessible through a man hatch.

#### Terrace:

The spacious roof terrace can be reached from the living room and kitchen. The roof terrace has a floating terrace and enjoys an optimal sun position and a high degree of privacy.

#### Parking:

Ample (paid) parking is available in front of the apartment. There are also permits available, please inquire at the municipality of Weert.

Living area: 119.53 m<sup>2</sup>

Other indoor space: 144.83 m<sup>2</sup>

Building Bound Outdoor Space: 0 m<sup>2</sup>

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External storage space: 0 m2

Gross Volume: 630 m3

Particularities:

- Available per: 01-01-2021
- The advertised rental price is based on a rental agreement for a minimum of 12 months.
- Gas, water & light is not included in the rent
- Advance gas, water & light will be approximately 150 - 200 euros per month
- Internet and TV will be approximately 50 euros per month

Brick Vastgoed is the specialist for renting and letting houses and apartments in the Eindhoven region. For the complete range of housing, go to [www.brickvastgoed.nl](http://www.brickvastgoed.nl), the expert in housing for expats.

**Important:**

- Available per: direct
- 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

Brick Vastgoed is the expert in housing for expats in Eindhoven.

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