












Kanaaldijk Zuid  
5611 VA Eindhoven  
**Rent per month € 1.550,- excl.**



## Features

Rent per month:	€ 1.550,- excl.
Address:	Kanaaldijk Zuid
Zip code:	5611 VA
City:	Eindhoven
Type of house:	Apartment
Rooms:	2
Number of bedrooms:	1
Energy label:	
Living area:	70 m <sup>2</sup>
Deposit:	€ 2.000,-
Location:	Centre
available:	2024-05-03
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>

Living by the water a few minutes walk from the city centre? This is possible in this modern 2-room apartment with a bright living room, modern open kitchen, bedroom with bathroom en-suite, private storage room and

Bergstraat 24  
5611 JZ Eindhoven

**040-2116149**  
info@brickvastgoed.nl

parking space. Located in the Irisbuurt on the Eindhoven canal near shops, schools and roads.

#### GROUND FLOOR:

Entrance with the mailboxes and videophone installation. Next to the central hall with the stairwell, the elevator and access to the parking cellar and the courtyard.

Private storage room, approx. 5 m<sup>2</sup>, located on the communal courtyard.

#### Basement:

Private parking in the parking garage.

#### 1ST FLOOR:

Gallery with access to the apartments.

#### Apartment:

Deep hall with the meter cupboard, the toilet and access to the bedroom and the living room and kitchen. Partly tiled toilet with a built-in closet and fountain.

Living room (approx. 27 m<sup>2</sup>) with large high windows and an open kitchen. The room is finished with a wooden floor and stucco walls and ceiling.

Open kitchen with a white kitchen furniture in corner arrangement. The kitchen is equipped with a refrigerator (2021), microwave (2021), 4-burner gas hob, extractor hood, sink and dishwasher (2021). Adjacent to the kitchen a storage /technical room with the central heating system (Vaillant, 2008), the unit mechanical ventilation and the connections for the washing machine.

Bedroom (approx. 17 m<sup>2</sup>) with 2 large windows and enough space for a double bed and wardrobe.

From the bedroom you have direct access to the bathroom en-suite. The bathroom is fully tiled and equipped with a shower and fixed sink in furniture.

#### Location:

Kanaaldijk-Zuid 45 is located in the Irisbuurt, stratum district. Just a few minutes walk from the city centre of Eindhoven with amenities such as shops, restaurants, museums and the train and bus station "around the corner". But also within walking distance of the shops for daily groceries on the Geldropseweg, the beautiful Eindhoven canal, the NRE site and the Stadwandelpark. In a radius of approximately 15 minutes you will also find the TU/e, Fontys, Design Academy, Strijp-S, Maxima Medical Center, the PSV stadium, the High Tech Campus, DAF and the center of Geldrop. Due to its location near direct roads, you are quickly on your way in all directions.

Bergstraat 24  
5611 JZ Eindhoven

**040-2116149**  
info@brickvastgoed.nl

- Available per: May 3rd, 2024
- 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.

View all our properties at [www.brickvastgoed.nl](http://www.brickvastgoed.nl)