



PERFECT RENT



**Van Speykstraat  
3014 VJ Rotterdam**

**€ 1.250 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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|                       |                  |
|-----------------------|------------------|
| <b>Price</b>          | € 1.250 p.m. ex. |
| <b>Decoration</b>     | Partly furnished |
| <b>Status</b>         | Rented           |
| <b>Acceptance</b>     | Directly         |
| <b>Build type</b>     | Existing         |
| <b>Living surface</b> | 58m <sup>2</sup> |
| <b>Rooms</b>          | 2                |
| <b>Bedrooms</b>       | 1                |
| <b>Floors</b>         | 1                |
| <b>Energy label</b>   | A                |

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2-room apartment at the Hendrik de Keyserstraat in the Crooswijk district for rent. Eye-catching due to the large windows. The accommodation is rented in decorated condition and is situated on the second floor. The city centre is reachable in 5 minutes by bike and in 15 minutes by public transport. In short distance you can find streets like Zwaanshals, Zaagmolenkade and Oudedijk with a very nice offer in the field of fashion, food and design. Nice restaurants such as Brasserie Noord, Mecca, Zino Urban Bistro, Mrs. Meijer are definitely worth a visit. In addition, the supermarket and several public transport connections are at walking distance.

#### Layout:

- Living room with open kitchen of ca. 44m<sup>2</sup> with lots of natural light and a modern kitchen island.
- Bedroom of ca. 11m<sup>2</sup>.
- Bathroom of ca. 5m<sup>2</sup>.
- Separate toilet of ca. 1m<sup>2</sup>.
- Storage room with washing machine connection of ca. 1m<sup>2</sup>.
- Hall of ca. 11m<sup>2</sup>.

#### Various characteristics:

- Inventory/Decoration: laminate flooring, lamps, window covers and hanging system for paintings.
- Kitchen facilities: cooker, hood, fridge, freezer, dish washer and microwave-oven combination.
- Bathroom facilities: walk-in shower, bath, double washing basin and design-

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radiator.

- Heating facilities: central heating system.
- Window type: double glazing.
- The accommodation has the energy label A.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1.375,-. Additional monthly costs consist of gas, water, electricity, internet, TV and municipal taxes. For a rough estimate of the costs you can check the website of Nibud (the national institute for budget information) under Uitgaven/Expenses. As agent we help you free of charge to arrange the utility contracts.
- Applying for rent subsidy is not possible.
- The deposit equals € 1.375,-.
- Habitation is possible for a maximum of 2 persons. Habitation by 2 persons is only suitable for a couple, not individual sharers.
- The minimum rental period is 12 months.
- Smoking inside the accommodation is not permitted.
- Pets are not permitted.

Income requirement working people:

- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 1%.
- For employees: a remaining term of employment of at least 10 months or a letter of intent for extension.
- For self-employed persons: a confirmation of income by an external



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accountant for the full past financial year and the current financial year (forecast).

- In other cases one may qualify with a guarantor, or a deposit which is increased by 1 to 2 months' rent.

Income requirement students:

- Renting by students is not possible.

Income requirement guarantors:

- Living or working in the Netherlands.

- Sufficient income and / or ability to be able to meet the rental obligations in addition to the own living expenditures.

- Furthermore, the same requirements that apply for employees or self-employed persons.

Interested?

We schedule viewings by e-mail. This way we can give you a clear picture of the rental process. Please respond to the advertisement or email us. We normally reply within two working days. Thank you for your effort!



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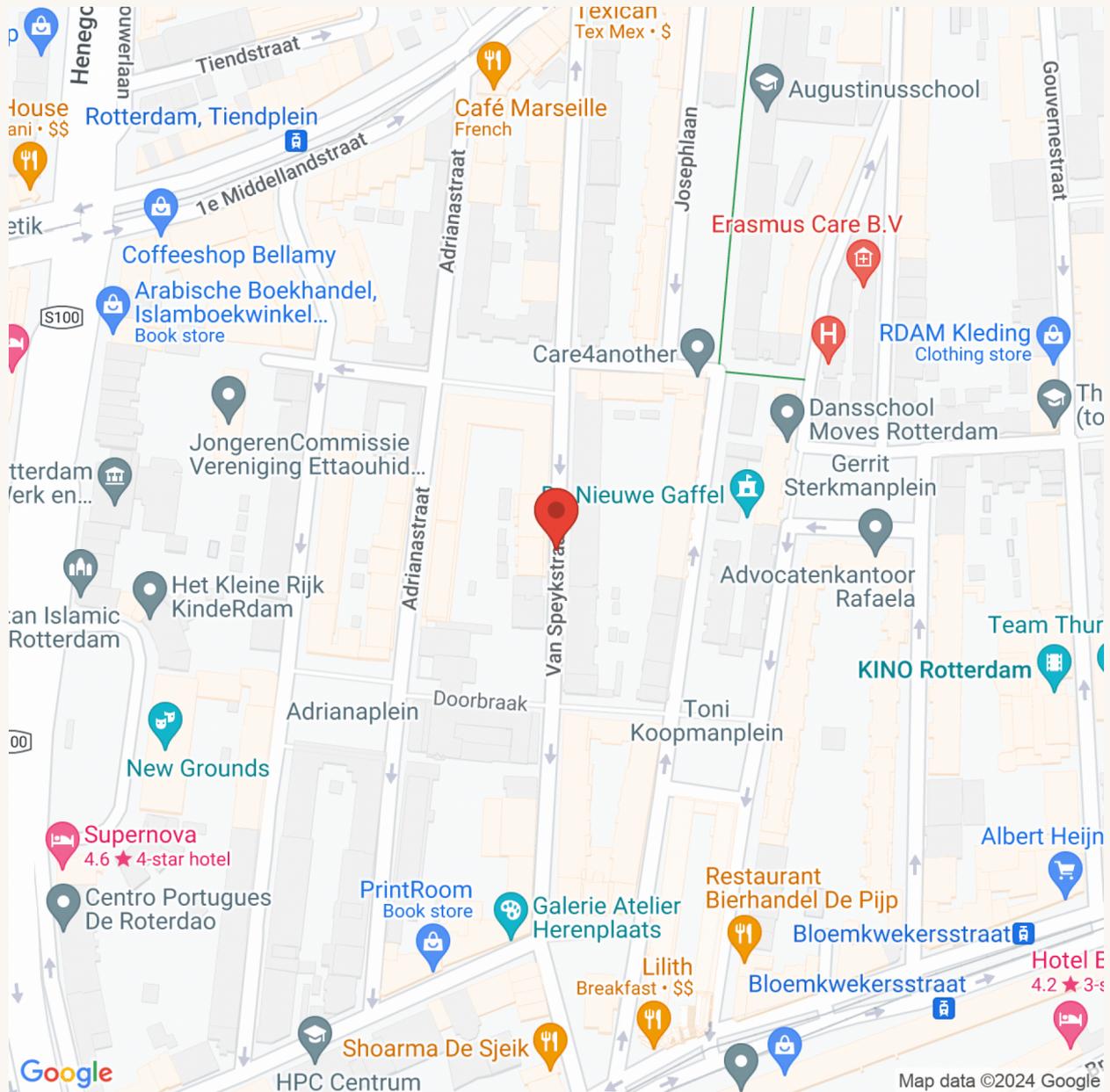


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