



**Grote Visserijstraat
3026 CN Rotterdam**

€ 1.050 p.m. ex.





PERFECT RENT

Price	€ 1.050 p.m. ex.
Status	Rented
Acceptance	Directly
Apartment type	Mezzanine
Build type	Existing
Living surface	57m ²
Rooms	2
Bedrooms	1
Floors	1
Energy label	A
Balcony	Yes, 5.5m ²

Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Newly renovated 2-room apartment at the Grote Visserijstraat in the Delfshaven district for rent. The accommodation is rented in bare condition and is situated on the first floor. Please note; it is the new tenant's responsibility to lay their own flooring throughout the apartment and finish the walls. The city centre is reachable in 13 minutes by bike and in 16 minutes by public transport. In short distance you can find Historical Delfshaven, several shops, supermarket and metro stop Delfshaven.

Layout:

- Living room with open kitchen of ca. 25m², with access to a balcony across the entire width of the apartment totaling 5.5m².
- Bedroom of ca. 20m².
- Bathroom with a surface of ca. 6m².
- Separate toilet.
- Hallway.

Various characteristics:

- Inventory/Decoration: the property is rented in completely bare condition.
- Kitchen facilities: cooker, hood, fridge / freezer combination, combi microwave and dishwasher.
- Bathroom facilities: bath with shower, sink with cabinet, design radiator and toilet.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with residents parking permit.
- Energy label A.

Conditions:

- The monthly rent is € 1.050,-. 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 € 1.050,-.
- 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 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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