



**Groenendaal**  
**3011SJ Rotterdam**

**€ 1.545 p.m. ex.**





PERFECT RENT

<b>Price</b>	€ 1.545 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	01-02-2024
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Good
<b>Living surface</b>	65m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Heating</b>	City heating
<b>Balcony</b>	Yes, 7m <sup>2</sup>

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

Lovely recently renovated 3-room apartment at the Groenendaal in the centre district for rent! Suitable for home shareres and students. The accommodation is rented in decorated condition and is situated on the second floor. The location is phenomenal! In the vicinity are metro station and tram stop Oostplein, the Maasboulevard, Blaak Station and highways. In addition, countless stores and eateries can be found within walking distance.

Layout:

- Living room of ca. 17,5m<sup>2</sup>, situated at the front.
- Bedroom of ca. 15,5m<sup>2</sup>, situated at the back.
- Bedroom of ca. 11m<sup>2</sup>, situated at the front.
- Spacious hall of ca. 5m<sup>2</sup>.
- Luxury corner kitchen of ca. 6m<sup>2</sup>, situated at the back and provides access to the beautiful renovated bathroom.
- Bathroom of ca. 4m<sup>2</sup>
- Luxury separate toilet.
- Balcony of ca. 4m<sup>2</sup>, adjacent to the kitchen.
- Balcony of ca. 3m<sup>2</sup>, adjacent to the bedroom at the front.
- Separate storage in the basement of ca. 7m<sup>2</sup>.
- General bicycle storage in the basement.

Various characteristics:

- Inventory/Decoration: PVC flooring, lamps, window covers and hanging system for paintings.
- Kitchen facilities: induction cooker, hood, fridge, freezer, dish washer and microwave-oven combination.
- Bathroom facilities: bathtub, luxury washing basin, thermostat, design-radiator and built-in spots.
- Heating facilities: city heating.
- Window type: double glazing.
- Paid parking with residents parking permit.

Conditions:

- The monthly gross rent is € 1.595,-. 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 € 1.595,-.
- Habitation is possible for a maximum of 2 persons.
- 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:

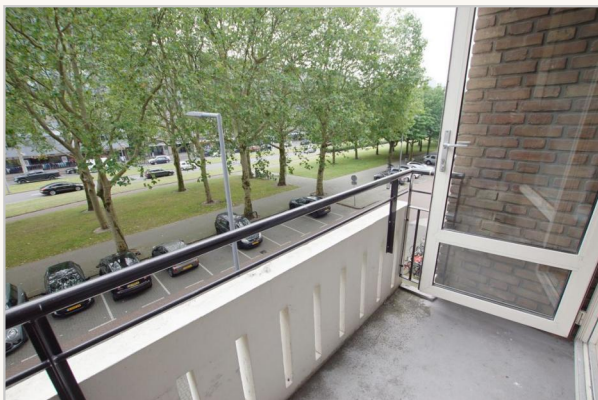
- Renting by students is not possible.

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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Paradijslaan 1  
3034 SH Rotterdam

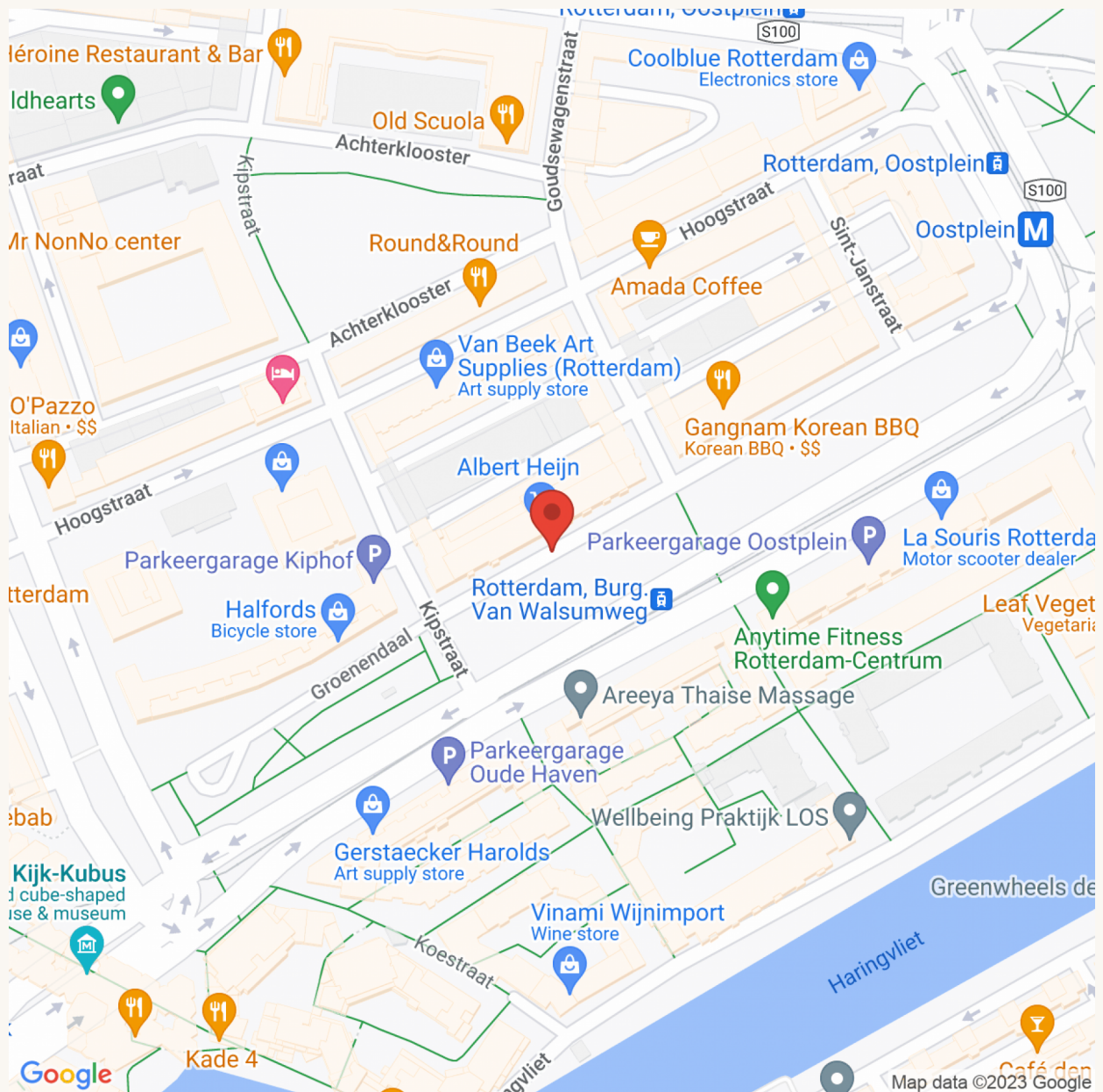
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