



PERFECT RENT



**s-Gravenweg  
3065 SC Rotterdam**

**€ 1.450 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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<b>Price</b>	€ 1.450 p.m. ex.
<b>Status</b>	Available
<b>Acceptance</b>	01-02-2024
<b>Apartment type</b>	Ground floor apartment
<b>Living surface</b>	71m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	B
<b>Heating</b>	Block heating

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



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Recently renovated, wonderful 3-room apartment at the 's-Gravenweg in the Prins Alexander district for rent. The accommodation is rented in partly decorated condition and is situated on the ground floor. The city centre is reachable in 15 minutes by bike and in 13 minutes by public transport. Around the corner you can find Metro station Capelsebrug as well as the Spar Supermarket. The Erasmus University or the woods of Kralingen can be reached withing less than 10 minutes by bike.

Layout:

- Spacious living room with open kitchen of approx. 36m<sup>2</sup>. About 22m<sup>2</sup> of this is the sitting area and ca.14m<sup>2</sup> is the open kitchen with enough space for a large dining table. From the kitchen you have access to the spacious patio of approx. 17m<sup>2</sup>.
- Bedroom of ca.11m<sup>2</sup> with bathroom en suite.
- Extra room of approx. 9m<sup>2</sup>, ideal as a closet room or home office.
- Modern bathroom with toilet of approx. 4,5m<sup>2</sup>.
- Storage room with washing machine connection of approx. 4,5m<sup>2</sup>.
- Separate toilet.
- Hall of approx. 5m<sup>2</sup>.

Various characteristics:

- Inventory/Decoration: window coverings throughout the apartment.
- Kitchen facilities: induction cooker, hood, fridge, freezer, dishwasher and microwave-oven combination.
- Bathroom facilities: toilet, washing basin and spacious walk-in shower.
- Heating facilities: block heating system.
- Window type: double glazing.
- Parking space in the parking lot for rent for approx. € 44,- per month (subject to availability).

Conditions:

- The monthly rent is € 1.450,-. 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 € 1.450,-.
- 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%.



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- 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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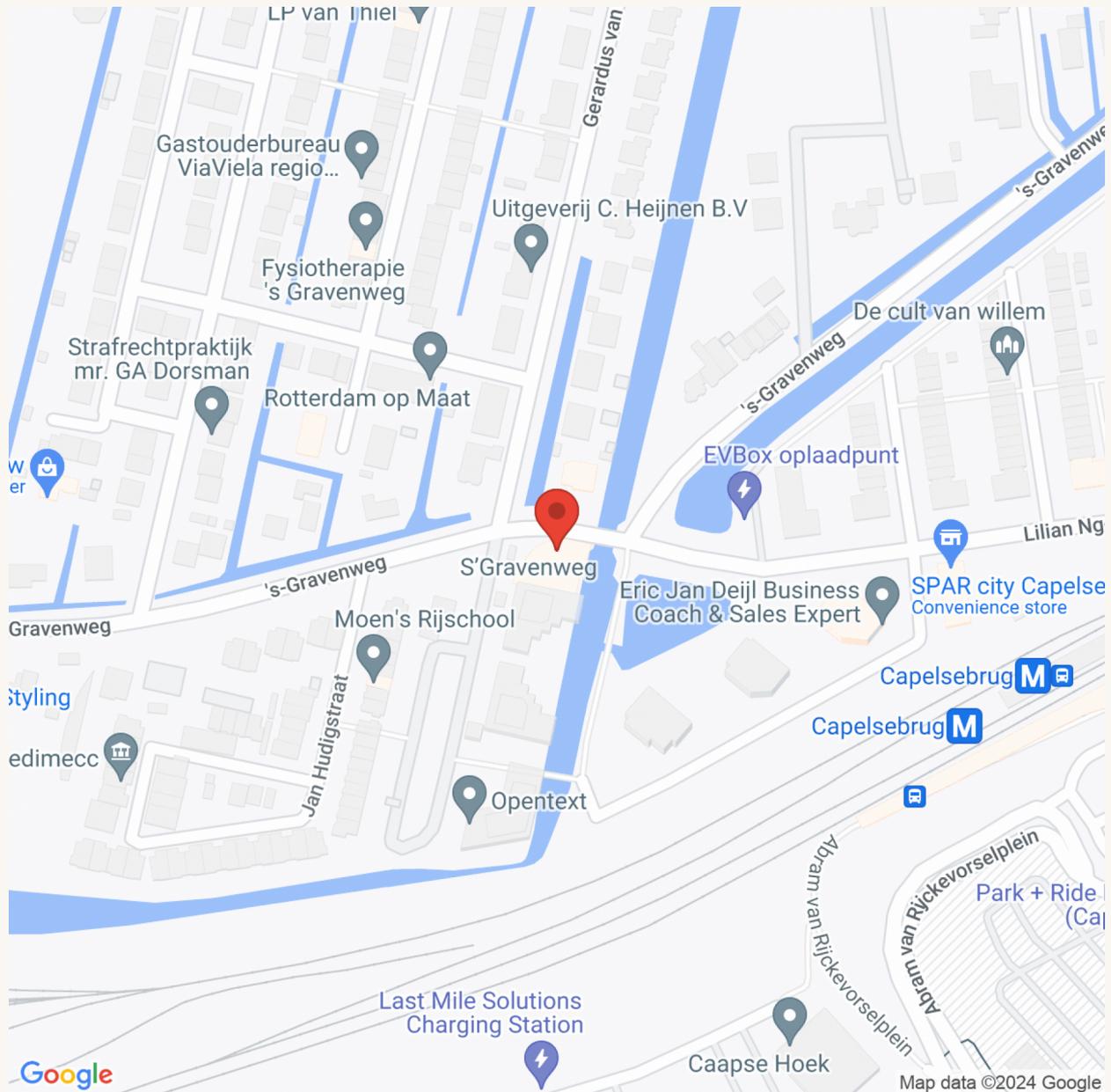


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