



PERFECT RENT



**Vaarnerkamp**  
**3085 GW Rotterdam**

**€ 790 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats<sup>nl</sup>**

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<b>Price</b>	€ 790 p.m. ex.
<b>Status</b>	Available
<b>Acceptance</b>	01-04-2024
<b>Apartment type</b>	Upper floor apartment
<b>Living surface</b>	60m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	C
<b>Balcony</b>	Yes, 3m <sup>2</sup>

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Nice 3-room apartment at Vaarnerkamp in Charlois for rent. The accommodation is in bare condition and situated on the third floor. The city centre is reachable in 20 minutes by bike and in 20 minutes by public transport. In short distance you can find the supermarket Albert Heijn, shops, public transport and the Zuiderpark.

Please note that the advertised photos are of a similar apartment.

Layout:

- Living room with a surface of ca. 22m<sup>2</sup>, with access to the balcony of ca. 3m<sup>2</sup>.
- Separate kitchen of ca. 6m<sup>2</sup>.
- Bedroom of ca. 11m<sup>2</sup>.
- Extra room of ca. 9m<sup>2</sup>, ideal as storage or work space.
- Bathroom of approx. 2m<sup>2</sup>.
- Separate toilet.
- Private storage room on the ground floor.

Various characteristics:

- Inventory/Decoration: the apartment is rented in bare condition. Laminate flooring is not included.
- Kitchen facilities: kitchen equipment is not included.
- Bathroom facilities: shower and washing basin.
- Heating facilities: central heating system.
- Window type: double glazing.

Conditions:

- The monthly rent equals € 815,38. Additional monthly costs consist of gas, water, electricity, internet, TV and municipal taxes. For more information on the current level of these additional costs, we refer you to the website of the Nibud. As agent we help you free of charge to arrange the utility contracts.
- The deposit equals € 815,38.
- Habitation is possible for a maximum of 2 persons. Habitation by 2 persons is only suitable for a couple, not individual sharers.
- The maximum rental period is 24 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.



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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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