



PERFECT RENT



**Walenburgerweg  
3033 AJ Rotterdam**

**€ 1.835 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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<b>Price</b>	€ 1.835 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment
<b>Living surface</b>	90m <sup>2</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	3
<b>Floors</b>	2
<b>Energy label</b>	B
<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.



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Newly renovated 5-room double upper house at the Walenburgerweg in the centre district for rent. The accommodation is rented in partly decorated condition and is situated on the second and half fourth floor. You have an amazing view from the balcony at the fourth floor! The city centre as well as the Central Station are reachable by foot!

Layout:

Second floor:

- Livingroom of approx. 23m<sup>2</sup>.
- Kitchen of over 5m<sup>2</sup> with access to the balcony of approx. 4m<sup>2</sup>.
- Bedroom of approx. 16m<sup>2</sup>.
- Extra room of approx 4.5m<sup>2</sup>.
- Hall of approx 6m<sup>2</sup>.
- Separate toilet.

Half fourth floor:

- Bedroom of approx. 12m<sup>2</sup> with access to the balcony of approx. 3m<sup>2</sup>.
- Extra room of approx 6m<sup>2</sup>.
- Hall of approx 3m<sup>2</sup>.
- Laundry room with adjoining bathroom of approx. 5m<sup>2</sup>.
- Separate toilet.

Various characteristics:

- Inventory/Decoration: laminate flooring.
- Kitchen facilities: cooker, hood, fridge/freezer combination, dishwasher and oven.
- Bathroom facilities: shower, washing basin and design-radiator.
- Heating facilities: central heating system.
- Window type: partly double glazing.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1.850,-. 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. These costs are lower than normal due to energy efficient installations (without any guarantee).
- Applying for rent subsidy is not possible.
- The deposit equals € 3.670,-.
- Habitation is possible for a family with 2 children or a maximum of 3 persons who plan to share a household for the long term (Dutch: duurzaam gemeenschappelijk huishouden.).
- The minimum rental period is 12 months.

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- 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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