



PERFECT RENT



**Ebenhaezerstraat
3083 RE Rotterdam**

€ 1.395 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.395 p.m. ex.
Decoration	Partly furnished
Service charges	€ 5
Status	Available
Acceptance	01-06-2024
Apartment type	Upper floor apartment, double upstairs house
Build type	Existing
Living surface	75m ²
Rooms	3
Bedrooms	2
Floors	2
Energy label	A

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Spacious 3-room apartment on the Ebenhaëzerstraat in the cozy Charlois for rent. The living space is rented in partially unfurnished condition and is located on the first and second floor. The center can be reached in 15 minutes by bike and in 22 minutes by public transport, within walking distance. In the vicinity are the Maastunnel, shopping center Zuidplein with various stores, metro stop and supermarket.

Layout second floor:

- Living room with separate dining area of approx. 26m².
- Kitchen of approx 5m².
- Bedroom of approx 10m².
- Separate toilet.

Layout second floor:

- Bedroom of approx. 12m².
- Bedroom of approx 10m².
- Bathroom with toilet of approx. 2.5m².

Various features:

- Inventory/Furnishings: laminate floor and lamps. Please note; the furniture in the pictures is not part of the inventory!
- Facilities kitchen: hob, extractor, fridge/freezer, dishwasher and combi microwave.
- Bathroom facilities: bathtub, shower, sink, toilet and design radiator.
- Heating system: central heating combi boiler.
- Glazing: double glazing.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1,395. The additional monthly costs consist of gas, water, electricity, internet, TV and municipal taxes and are estimated at about € 500,- (without any guarantee). We will assist in concluding the utility agreements free of charge.
- Applying for rent allowance is not possible.
- The deposit is € 1,395.
- Occupancy is possible for a maximum of 2 persons (couples only)
- The minimum rental period is 12 months.
- Smoking is not allowed in the apartment.
- Pets are not allowed.

Working income requirement:

- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 1%.
- For employees: a remaining term employment contract of min. 10 months or a declaration of intent to extend.



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- For the self-employed: confirmation of income by an external accountant for the entire past fiscal year and the current fiscal year (forecast).
- In other cases, one can possibly qualify with a guarantor, or a deposit increased by 1 to 2 months of rent.

Student income requirement:

- This property is not suitable for students.

Guarantor income requirement:

- Living or working in the Netherlands.
- Sufficient income and/or capital to be able to meet the rental obligations from the guarantee in addition to their own expenses.
- Other requirements are the same as for employees or the self-employed.

Interested?

We schedule viewings via email. So we can give you a clear picture of the rental process. Therefore, please respond to the advertisement or mail us. We normally respond within two working days. Thanks in advance for your efforts!



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