



PERFECT RENT



**Robert Baeldestraat  
3061 TK Rotterdam**

**€ 1.400 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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<b>Price</b>	€ 1.400 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	01-07-2024
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	55m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Balcony</b>	Yes

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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Lovely 3-room apartment at the Robert Baeldestraat in the Kralingen district for rent. Perfect for two sharers! The accommodation is rented in partly decorated condition and is situated on the first floor. The city centre is reachable in 5 minutes by bike and in 10 minutes by public transport. In short distance you can find the Kralingse Plas, the Lusthofstraat with several shops and supermarkets, the Oostplein with both metro and tram connections and the main roads leading you to the highway and the city centre.

Layout:

- Livingroom with open kitchen of ca. 20m<sup>2</sup>.
- Bedroom of ca. 11m<sup>2</sup>.
- Second bedroom of ca. 10m<sup>2</sup>.
- Bathroom of ca. 4m<sup>2</sup>.
- Separate toilet.
- Room with washing machine connection.
- Hall of ca. 6m<sup>2</sup>.
- Storage in the basement of ca. 6m<sup>2</sup>. Ideal for storing your bikes.

Various characteristics:

- Inventory/Decoration: laminate flooring and curtain rails.
- Kitchen facilities: cooker, hood, fridge/freezer combination, dish washer and microwave-oven combination.
- Bathroom facilities: shower, washing basin and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- The accommodation has the energy label A.
- Paid parking with residents parking permit.

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.
- 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.

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- For self-employed persons: a confirmation of income by an external accountant for the full past financial year and the current financial year (forecast).

Income requirement students:

- Renting by students is not possible.

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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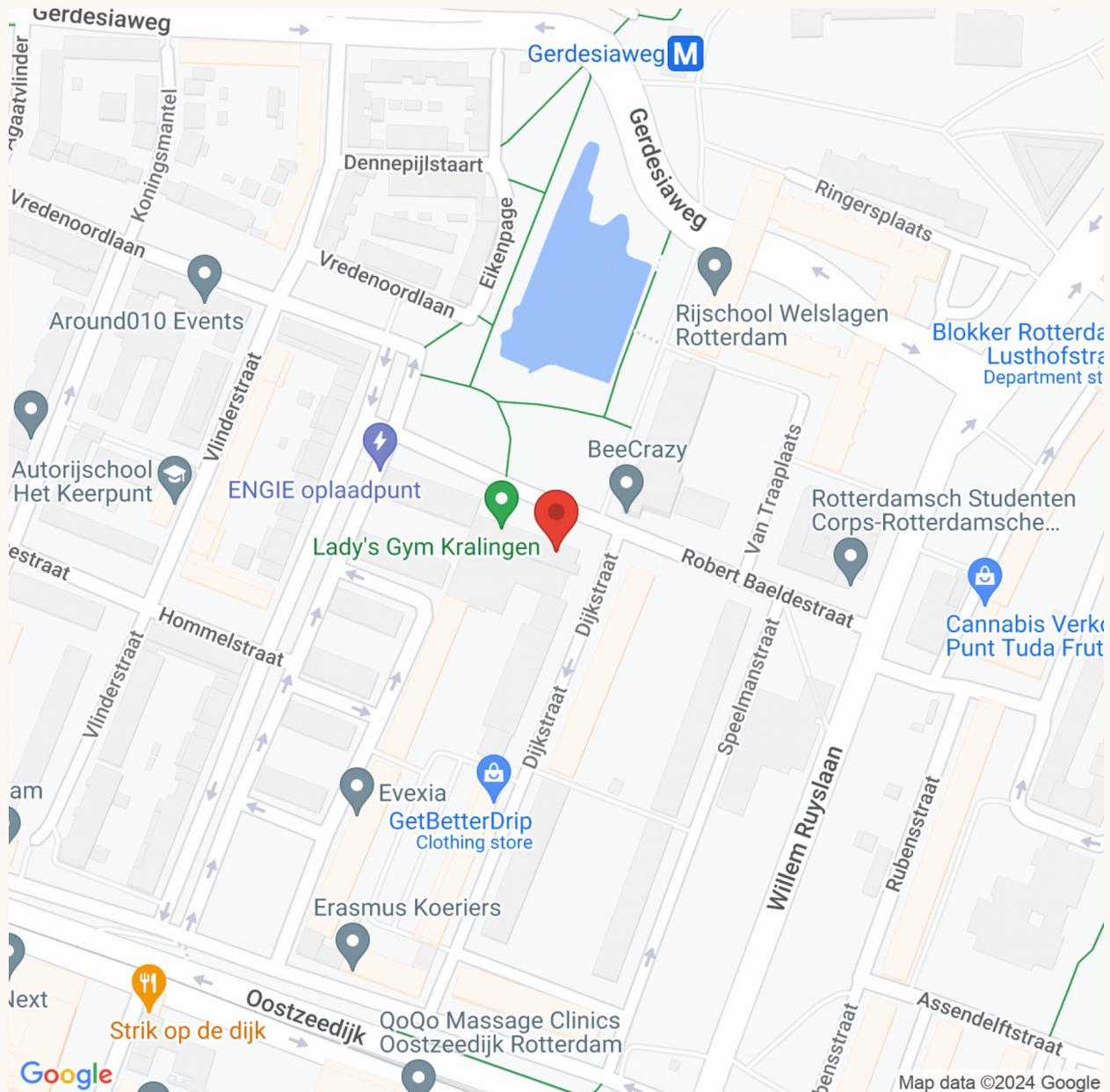
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