



**Eric Kropstraat
3071 AE Rotterdam**

€ 2.190 p.m. ex.





PERFECT RENT

Price	€ 2.190 p.m. ex.
Decoration	Fully furnished
Status	Rented
Acceptance	Directly
Apartment type	Maisonnette
Maintenance inside	Excellent
Living surface	90m ²
Rooms	3
Bedrooms	2
Floors	2
Energy label	A
Balcony	Yes, 13m ²

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Wonderful apartment in A-location at "de Kop van Zuid", including lovely terrace and private parking!

Amazing, bright and tastefully decorated 3-room apartment on the Eric Kropstraat in the lively and dynamic district "Kop van Zuid" for rent! The apartment is located on the 1st and 2nd floor of the luxury apartment complex "Statendam" and is rented in furnished condition. The property features a lovely terrace with stunning views of the skyline of Rotterdam and the Entrepothaven and also has a private parking space in a closed parking garage, which is accessible internally. Various stores, supermarkets, restaurants and amenities such as public transport (streetcar, metro, water taxi and bus) are a short walk away. Around the corner you will find the New Luxor Theater, Hotel New York or movie theater LantarenVenster on Wilhelminapier, but also the vibrant center of Rotterdam and the trendy Katendrecht district are reachable within a few minutes.

Layout first floor:

- Living room with open kitchen with an area of approx. 40m².
- From the living room access to the lovely terrace of ca.13m².
- Hall of approx. 3.5m² with separate toilet.

Layout second floor:

- Bedroom with an area of approx. 19m².
- Second bedroom with an area of approx. 13m².
- Hall of approx 3m².
- Bathroom with toilet with an area of approx 6.5m².
- Internal storage room with washing machine connection of over 3m².

The house has an external private storage room in the basement of approx 4.5m².

Various characteristics:

- Inventory/Decoration: fully furnished as to be seen on the photos.
- Kitchen facilities: induction cooker, hood, fridge, freezer, dish washer, boiling water tap.
- Bathroom facilities: walk-in shower, bath, large 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.
- The property features private parking in a gated parking garage. The lease is mandatory and costs are € 150, - per month.

Conditions:

- The monthly rent is € 2.190,-. This rent is exclusive of the service costs of € 60,- per month. 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 € 2.400,-.
- Habitation is possible for at most a couple or a family with 1 child.
- 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.
- 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:

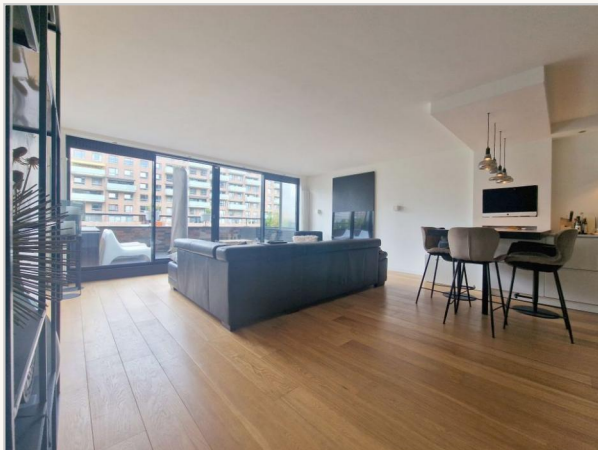
- Living or working in the Netherlands.
- Sufficient income and / or ability to be able to meet the rental obligations in addition to the own living expenditures.
- Furthermore, the same requirements that apply for employees or self-employed persons.

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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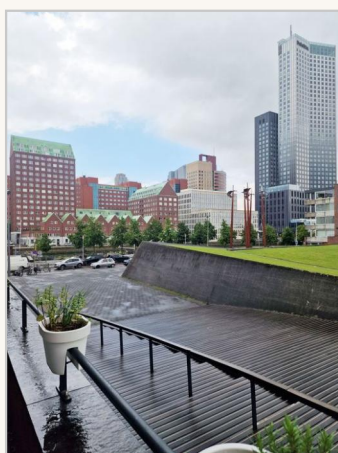
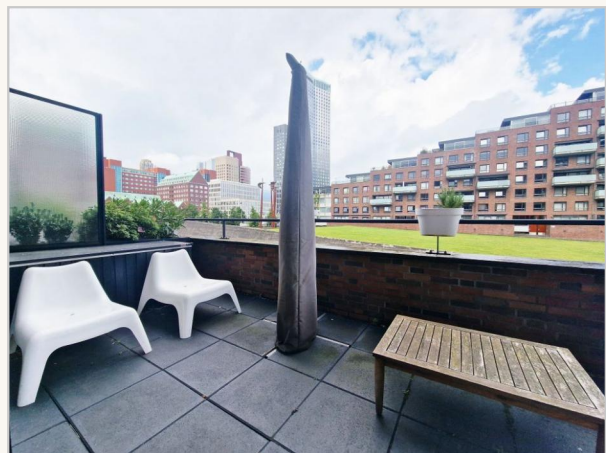
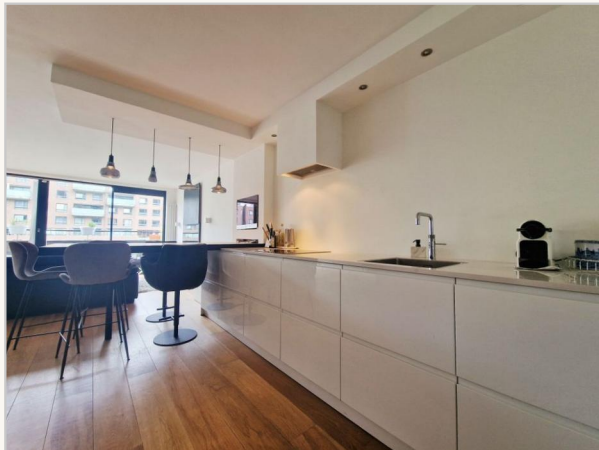
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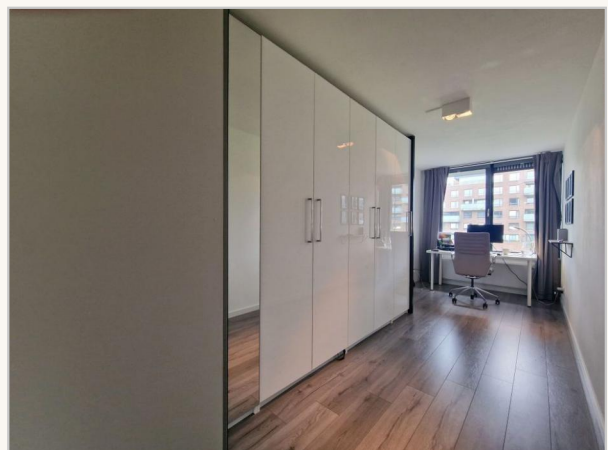
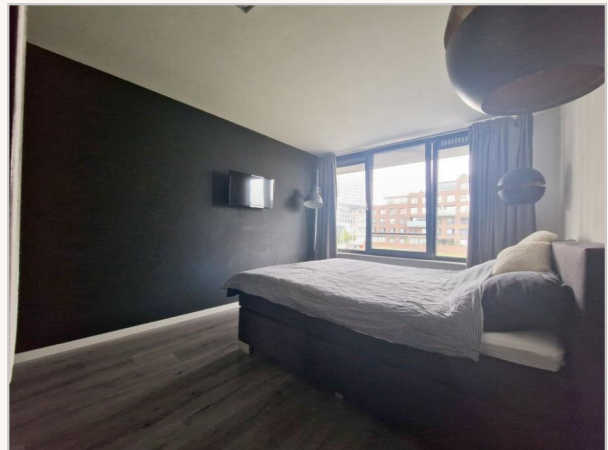
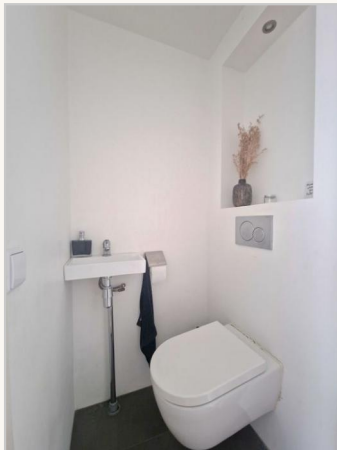
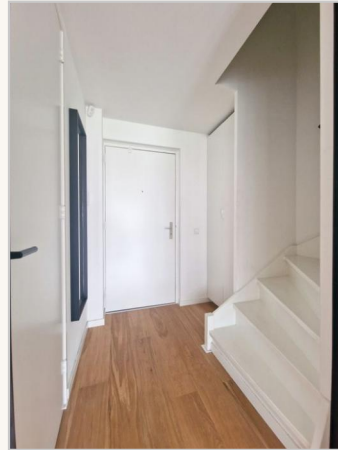
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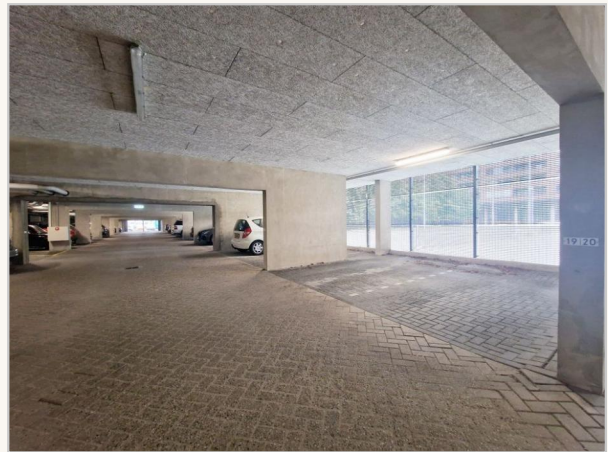
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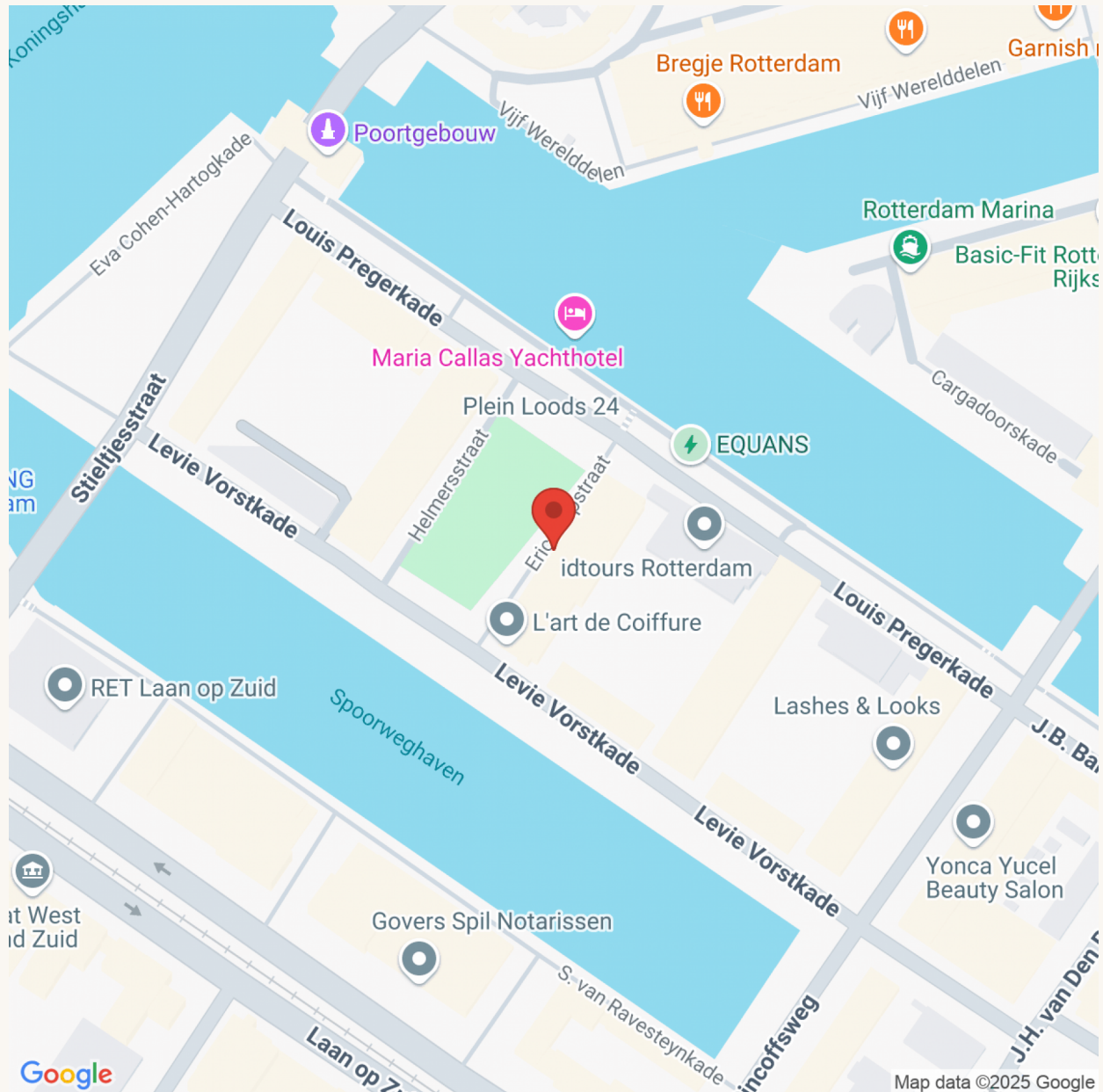
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