



**Zwart Janstraat  
3035 AP Rotterdam**

**€ 1.106 p.m. ex.**





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<b>Price</b>	€ 1.106 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	54m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<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.

Modern newly renovated 3-room apartment at the Zwart Janstraat in the Noord district for rent. The accommodation is rented in 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 popular Bergweg and Zaagmolenkade with several restaurants, bars, shops, supermarkets and the tram stop. The train station Rotterdam North and the highway are both quickly accessible.

Layout:

- Living room with open kitchen of approx. 31m<sup>2</sup> with access to the balcony of over 7m<sup>2</sup>.
- Bedroom of approx. 10m<sup>2</sup>.
- Extra room of approx 7m<sup>2</sup>, ideal as storage space or home office.
- Bathroom with toilet of approx 3m<sup>2</sup>.
- Separate toilet.
- Separate room with washing machine connection.

Various characteristics:

- Inventory/Decoration: laminate flooring, lamps, window covers and hanging system for paintings.
- Kitchen facilities: induction cooker, hood, fridge, freezer, dish washer and microwave-oven combination.
- Bathroom facilities: walk-in shower, washing basin and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1.106,16. This rent is exclusive of the service costs of € 15,- per month. Additional monthly costs consist of heating, 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 € 1.121,16.
- Habitation is possible for a maximum of 1 person (no couples allowed).
- 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.
- 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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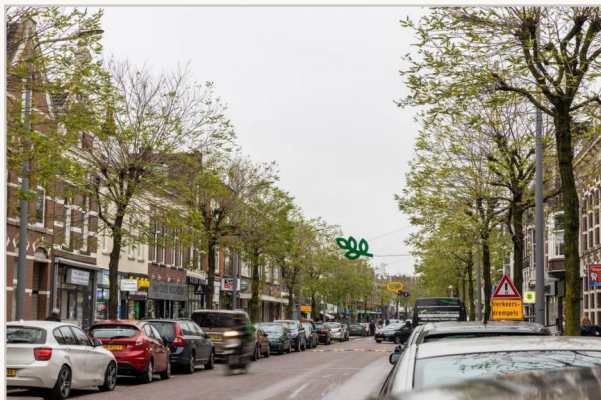


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