



PERFECT RENT



**Slaghekstraat  
3074 LN Rotterdam**

**€ 951 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats<sup>nl</sup>**

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<b>Price</b>	€ 951 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	01-09-2024
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	43m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Balcony</b>	Yes, 25m <sup>2</sup>

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## PERFECT RENT

Lovely recently renovated 2-room apartment with spacious terrace at the Slaghekstraat in Feijenoord for rent! The accommodation is rented in partly decorated condition and is situated on the first floor. The city centre is reachable in only 10 minutes either by bike or public transport. In short distance you can find several shops, restaurants, supermarkets, public transport connections and the football stadium 'De Kuip'. The renovation is still ongoing, viewings are already possible.

### Layout:

- Beautiful living room of ca. 28m<sup>2</sup>. The open high standard kitchen offers a composite kitchen counter and built-in appliances from Siemens.
- Efficiently formatted bedroom of ca. 8m<sup>2</sup> at the back side. From the bedroom there is access to the bathroom and as well as the terrace.
- Spacious terrace of ca. 25m<sup>2</sup> on the south.
- Separate toilet.
- Hallway with room for a coat rack.
- Storage with washing machine connection.
- Spacious storage in the basement, ideal for storing bikes.

### Various characteristics:

- Inventory/Decoration: high quality laminate flooring, curtain rails, rail system and neatly painted walls.
- 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.
- Paid parking with residents parking permit.
- The accommodation has the energy label A.

### Conditions:

- The monthly rent is € 950,78. This rent is exclusive of the service costs of € 30,- 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 € 980,78.
- Habitation is possible for a maximum of 2 persons. Habitation by 2 persons is only suitable for a couple, not individual sharers.
- The minimum rental period is 12 months.
- Smoking inside the accommodation is not permitted.
- Pets are not permitted.



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### 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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