



PERFECT RENT



**Robert Baeldestraat
3061 TK Rotterdam**

€ 977 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 977 p.m. ex.
Status	Available
Acceptance	01-10-2024
Apartment type	Apartment w/ access balcony
Build type	Existing
Living surface	59m ²
Rooms	2
Bedrooms	1
Floors	1
Energy label	A
Balcony	Yes

Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Cozy 2-room apartment on the Robert Baeldestraat in Kralingen for rent. The living space is rented in bare state and is located on the second floor. The city center can be reached in 2 minutes by bike and 5 minutes by public transport. Within walking distance is Oostplein with several nice bars/restaurants, the supermarket and the metro/tram station.

Please note that the property is not being rented out furnished!

Layout:

- Living room of about 30 m². From the living room you have access to the balcony of approx. 2 m².
- Kitchen of approx. 6 m².
- Bedroom of about 12 m².
- Bathroom of about 3 m².
- Separate toilet.
- Storage room in the basement of approx. 4m².

Various features:

- Inventory/Furnishings: the property is rented in bare state.
- Kitchen facilities: basic.
- Bathroom facilities: bath with shower, sink and washing machine connection.
- Heating system: central heating combi boiler.
- Glazing: double glazing.
- Paid parking with residents parking permit.
- Energy label A.

Conditions:

- The monthly rent is € 976,67. This rent is excluding the service costs of € 40.00 per month. The additional monthly costs include heating, water, electricity, internet, TV and municipal taxes. For a rough estimate of the additional costs you can look at the website of Nibud (National Institute for Budget Information) under the heading expenses. As a real estate agent, we assist in concluding utility agreements free of charge.
- The deposit is €1,016.67.
- Occupancy is possible for a maximum of 2 persons (no house sharing allowed).
- The minimum rental period is equal to 12 months.
- Smoking is not allowed in the apartment.
- Pets are not allowed.

Working income requirement:

- Gross income of 3.5 times the rent (bare rent + service charges). Savings may be added to gross monthly income by 1%.
- For employees: a remaining term employment contract of min. 10 months or a letter of intent for extension.



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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.

Student income requirement:

- This property is not suitable for students.

Interested?

We schedule viewings via email. This way 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!

Translated with DeepL.com (free version)



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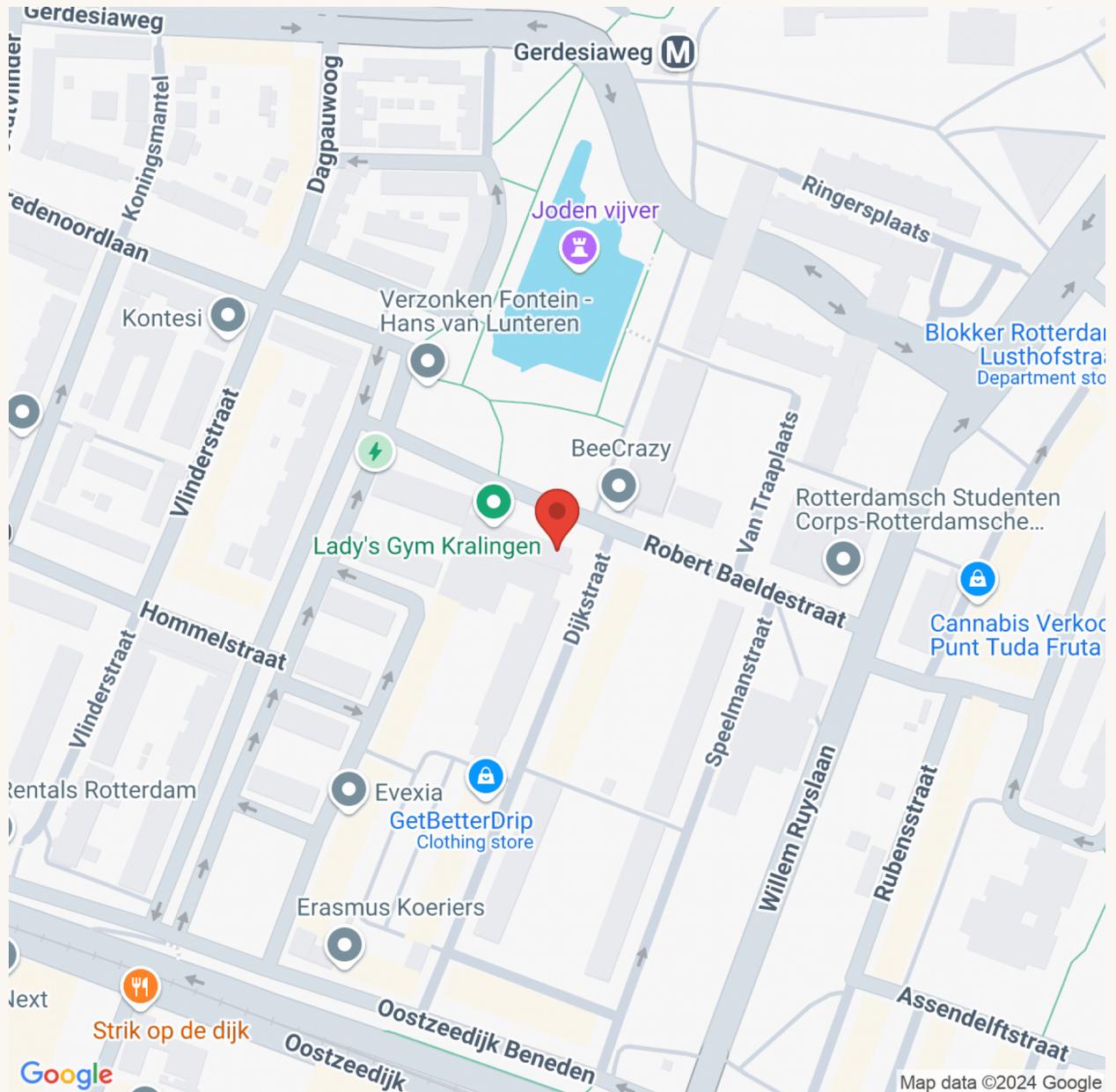


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