



**Walenburgerweg
3033 AJ Rotterdam**

€ 1.935 p.m. ex.





PERFECT RENT

Price	€ 1.935 p.m. ex.
Decoration	Partly furnished
Status	Available
Acceptance	Directly
Apartment type	Double downstairs house
Living surface	125m ²
Rooms	5
Bedrooms	2
Floors	2
Heating	Central heating
Balcony	Yes, 7m ²

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Charming and very spacious 5-room apartment at the Walenburgerweg in Blijdorp for rent. Suitable for two home sharers! The accommodation is rented in decorated condition and is situated on the ground and first floor. The city centre as well as the Central Station are reachable by foot!

Layout:

Ground floor

- Living room with a surface of ca. 40m², which can be divided through two authentic sliding doors.
- Kitchen with a surface of ca. 6.5m².
- Hall with an area of approximately 9m².
- Basement with a surface of ca. 10m².
- Separate toilet.
- Spacious garden and shed with a surface of ca. 60m².

First floor

- Bedroom with a surface of ca. 20m².
- Bedroom with a surface of ca. 15m².
- Balcony with a surface of ca. 4m².
- Extra room with a surface of ca. 4.5m².
- Second extra room with a surface of ca. 8m².
- Bathroom with a surface of ca. 3.5m².
- Second separate toilet.

Various characteristics:

- Inventory/Decoration: laminate flooring.
- Kitchen facilities: cooker, hood, fridge/freezer combination, dishwasher and oven.
- Bathroom facilities: shower, washing basin and design-radiator.
- Heating facilities: central heating system.
- Window type: partly double glazing.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1.950,-. 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. These costs are lower than normal due to energy efficient installations (without any guarantee).
- Applying for rent subsidy is not possible.
- The deposit equals € 3.870,-.
- Habitation is possible for 2 persons or a family with 1 or 2 children.
- 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 through an automated system. This way we can give you a clear picture of the rental process. Please respond directly to this advertisement. We normally reply within two working days. Thank you for your effort!



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3034 SH Rotterdam

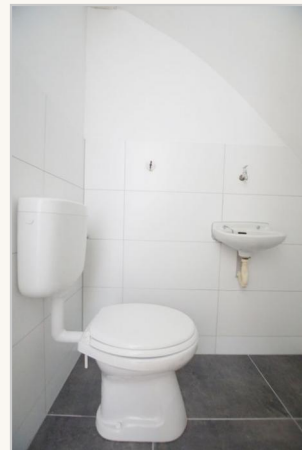
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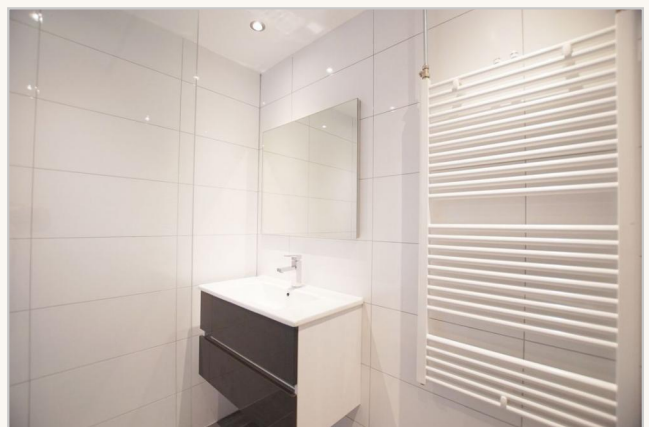
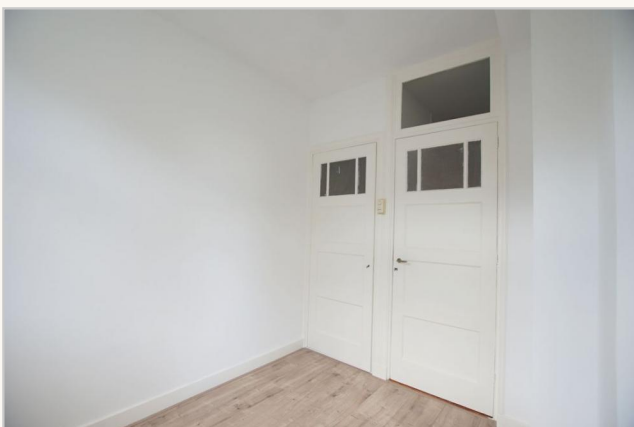
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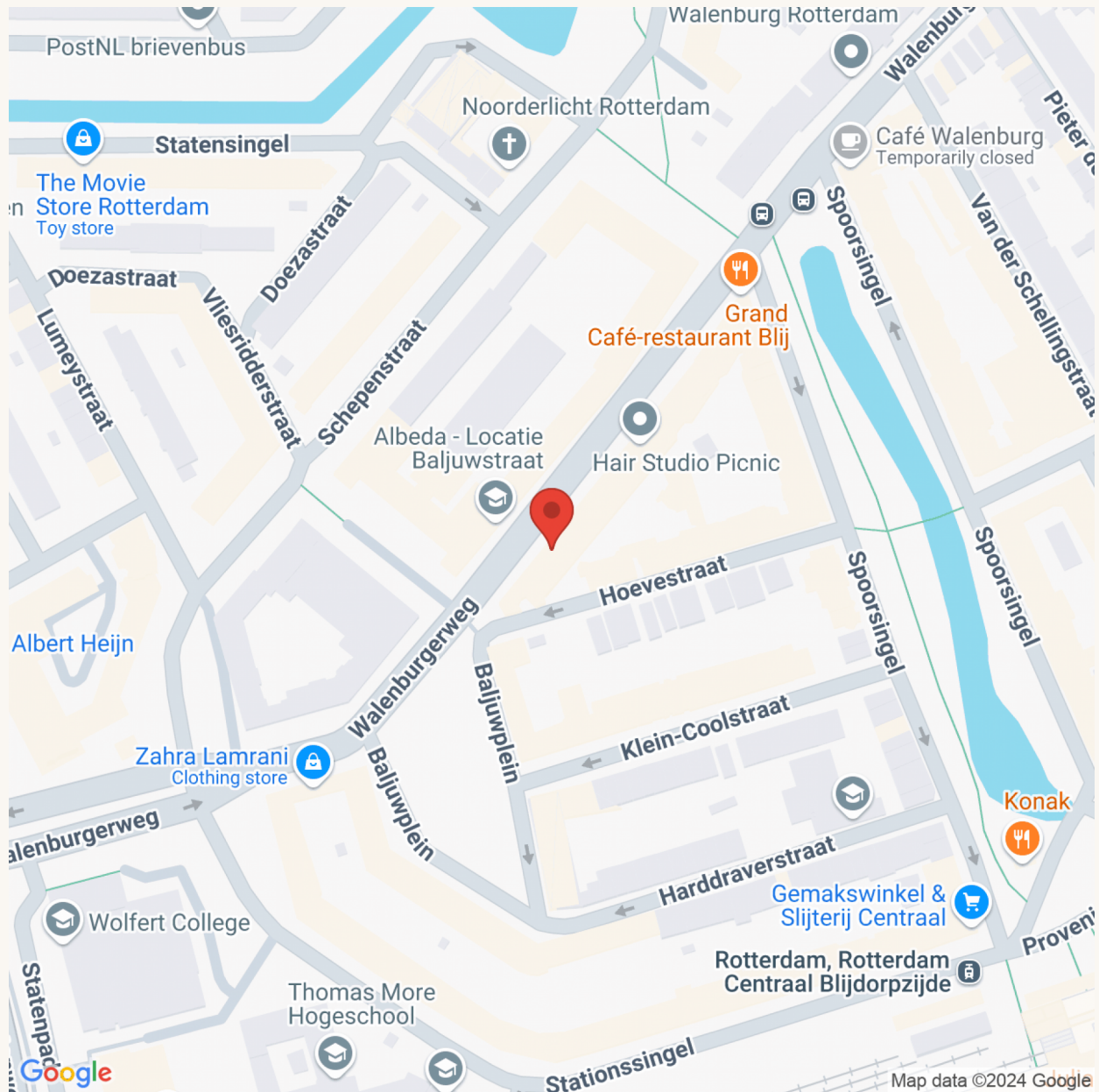
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