



**Charlotte de Bourbonlaan  
3062 GB Rotterdam**

**€ 2.765 p.m. ex.**





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<b>Price</b>	€ 2.765 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 10
<b>Status</b>	Available
<b>Acceptance</b>	01-12-2024
<b>Apartment type</b>	Up and downstairs house
<b>Build type</b>	Existing
<b>Living surface</b>	135m <sup>2</sup>
<b>Rooms</b>	6
<b>Bedrooms</b>	4
<b>Floors</b>	3
<b>Energy label</b>	F
<b>Balcony</b>	Yes

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Lovely spacious 6-room double house on the Charlotte de Bourbonlaan in Kralingen for rent. The living space is rented in unfurnished condition and is located on the first, second and third floor. The city center can be reached in 10 minutes by bike and in 10 minutes by public transport. In the vicinity are the Kralingse Plassen, the Kortekade with several restaurants and cafes and the Lusthofstraat with several stores and supermarkets.

**Layout:**

**Second floor**

- Living/dining room of approx. 40m<sup>2</sup>.
- Kitchen of approx. 7.5m<sup>2</sup>.
- Hall of approx. 5m<sup>2</sup>.
- Separate toilet.

**Second floor**

- Bedroom of approx 16m<sup>2</sup>.
- Second bedroom of approx 15.5m<sup>2</sup>.
- Extra room of approx 7m<sup>2</sup>.
- Hall of approx 5m<sup>2</sup>.
- Separate toilet.
- Bathroom.

**Third floor**

- Third bedroom of approx 21m<sup>2</sup>.
- Landing with CV room and washing machine connection of approx. 8m<sup>2</sup>.

**Various features:**

- Inventory/Furnishings: 1st and 2nd floor wooden floor, lamps and window coverings. 3rd floor laminate floor, lamps and window coverings.
- Kitchen facilities: stove, hood, fridge/freezer, dishwasher and oven.
- Bathroom facilities: large walk-in shower, double sink and design radiator.
- Throughout the house there are still several built-in closets and storage spaces.
- On the second floor with access from the kitchen there is a balcony with storage room of approx. 2.5 m<sup>2</sup>. and on the second floor a second balcony of approx. 4 m<sup>2</sup>.
- Heating system: central heating combi boiler.
- Paid parking with resident parking permit.

**Conditions:**

- The monthly rent is € 2,775. Additional monthly costs include gas, water, electricity, internet, TV and municipal taxes. As a real estate agent, we will assist in concluding utility agreements free of charge.



- Applying for rent allowance is not possible.
- The deposit is €2,775.
- Occupancy by 2 persons is only suitable for a couple, no house sharing.
- The minimum rental period is equal to 12 months.
- Smoking in the house is not allowed.
- Pets are not allowed.

### **Income requirement**

Income requirement employed/self-employed:

- Gross (joint) monthly income of 3.5 times the rent including service charges.

Income requirement students:

- This property is not suitable for students.

Guarantor income requirement:

- Living or working in the Netherlands.
- Sufficient income and/or capital to be able to meet the rental obligations from the guarantee in addition to their own expenses.
- Other requirements are the same as for employees or the self-employed.

### **Interested?**

We schedule viewings through an automated system. So we can give you a clear picture of the rental process. Please respond immediately to this advertisement. We normally respond within five working days. Thanks in advance for your efforts!



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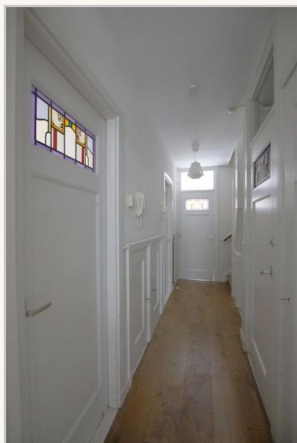
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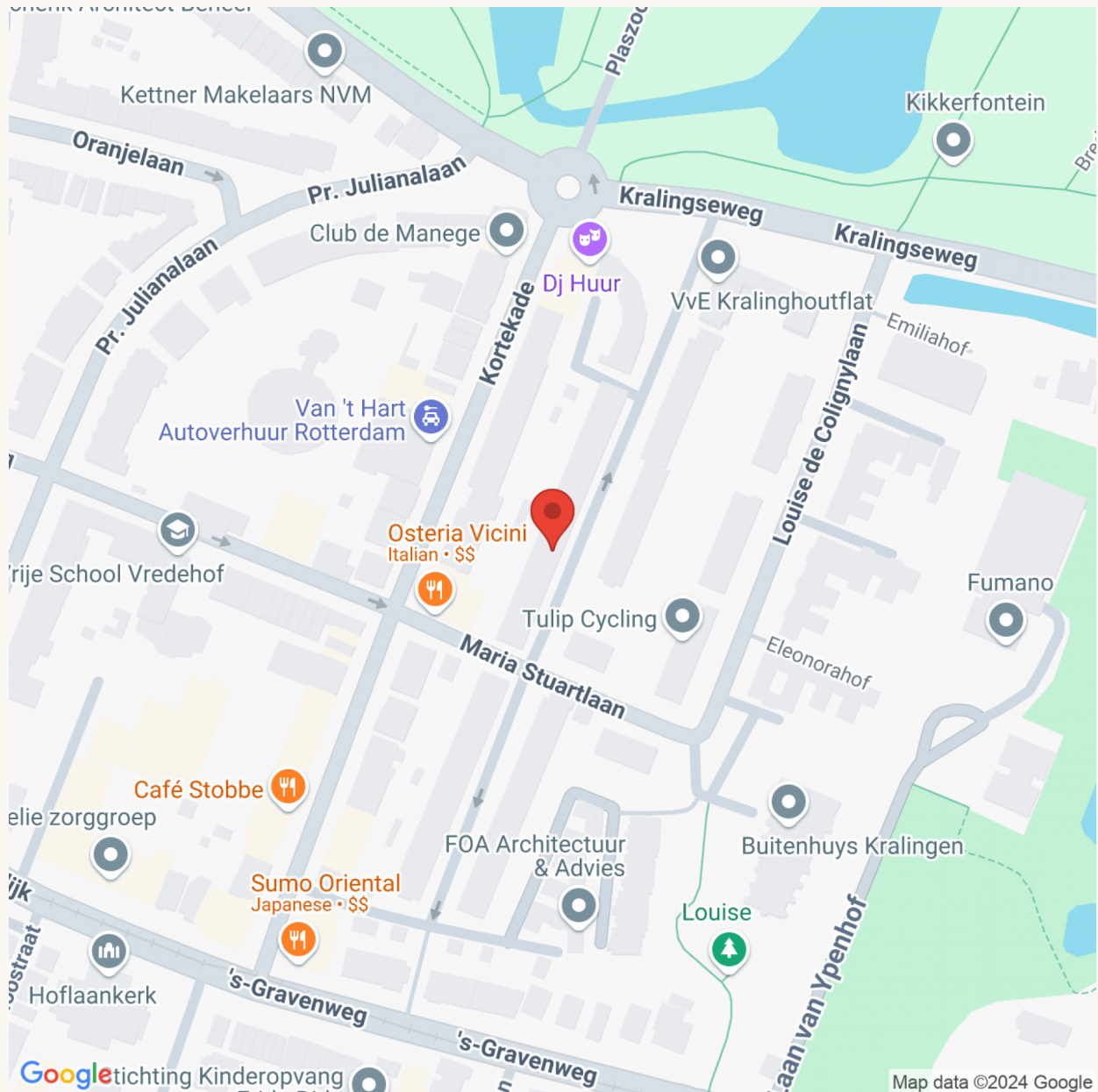


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