



PERFECT RENT



**Rijnvoorde**  
**3085 TH Rotterdam**

**€ 985 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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<b>Price</b>	€ 985 p.m. ex.
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	68m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Balcony</b>	Yes, 8.5m <sup>2</sup>

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Practical 3-room apartment at the Rijnvoorde in the Charlois district for rent. The accommodation is rented in shell condition and is situated on the first floor. The city centre is reachable in 25 minutes by bike and in 20 minutes by public transport. With Plein 1953 and Slinge shopping street within walking distance, almost all necessary stores are located nearby. As several supermarkets, pharmacies, but also delicious eateries and the Zuiderpark.

Layout:

- Living room of ca. 29m<sup>2</sup>, with access to a balcony of ca. 3m<sup>2</sup>.
- Kitchen of ca. 7m<sup>2</sup>.
- Bedroom of ca. 14m<sup>2</sup>, with access to a balcony of ca. 5,5m<sup>2</sup>.
- Extra room of ca. 8,5m<sup>2</sup>.
- Practical bathroom of ca. 2m<sup>2</sup>.
- Separate toilet.
- Hall of ca. 5m<sup>2</sup>.
- Private storage of ca. 8m<sup>2</sup>.
- Shared bike storage.

Various characteristics:

**- Inventory/Decoration: bare condition, the present floor is offered free of charge for take over.**

- Kitchen facilities: cabinets without equipment.
- 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 € 985,-. This rent is exclusive of the service costs of € 35,- 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 € 1.020,-.
- 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.



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- Pets are not permitted.

Income requirement:

Income requirement employed/self-employed:

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

This listing is not suitable for students.

Income requirement for guarantor:

- Living or working in the Netherlands.

- Sufficient income and/or assets to meet the obligations under the guarantee in addition to your own expenses.

- Furthermore, the same requirements apply as those for employed/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 five working days. Thank you for your effort!

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