



PERFECT RENT

**Groene Hilledijk
3073 AB Rotterdam**

€ 1.883 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.883 p.m. ex.
Decoration	Partly furnished
Service charges	€ 15
Status	Available
Acceptance	01-12-2024
Apartment type	Upper floor apartment, double upstairs house
Living surface	92m ²
Rooms	5
Bedrooms	3
Floors	2
Energy label	A

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



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Please note, exclusively available for three home sharers!

Wonderful, recently renovated 5-room apartment at the Groene Hilledijk in Feijenoord for rent. The accommodation is rented in decorated condition and is situated on the second and third floor. The city centre is reachable in 15 minutes by bike and in 15 minutes by public transport. In short distance you can find several shops, supermarkets, restaurants and the tram stop.

Layout:

Lower floor

- Living room with open kitchen with a surface of ca. 22m².
- Hall with a surface of ca. 5m².
- Balcony with a surface of ca. 3.5m².
- Bedroom with a surface of ca. 10.5m².
- Room with a surface of ca. 10m².
- Bathroom with a surface of ca. 3.5m².

Upper floor

- Hall with a surface of ca. 5.5m².
- Bedroom with a surface of ca. 10.5m².
- Bedroom with a surface of ca. 20m².
- Bathroom with a surface of ca. 4.5m².

Various characteristics:

- Inventory/Decoration: laminate flooring and down lights.
- Kitchen facilities: cooker, hood, fridge, freezer, dish washer and combi-microwave.
- Both bathroom facilities: shower, washing basin, toilet and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with residents parking permit.
- The property has the energy label A.

Conditions:

- The monthly rent is € 1.883,30,-. This rent is exclusive of the service costs of € 15,- 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 € 1.898,30,-.
- Habitation is exclusively possible by three home sharers.
- The minimum rental period is 12 months.

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- Smoking inside the accommodation is not permitted.
- 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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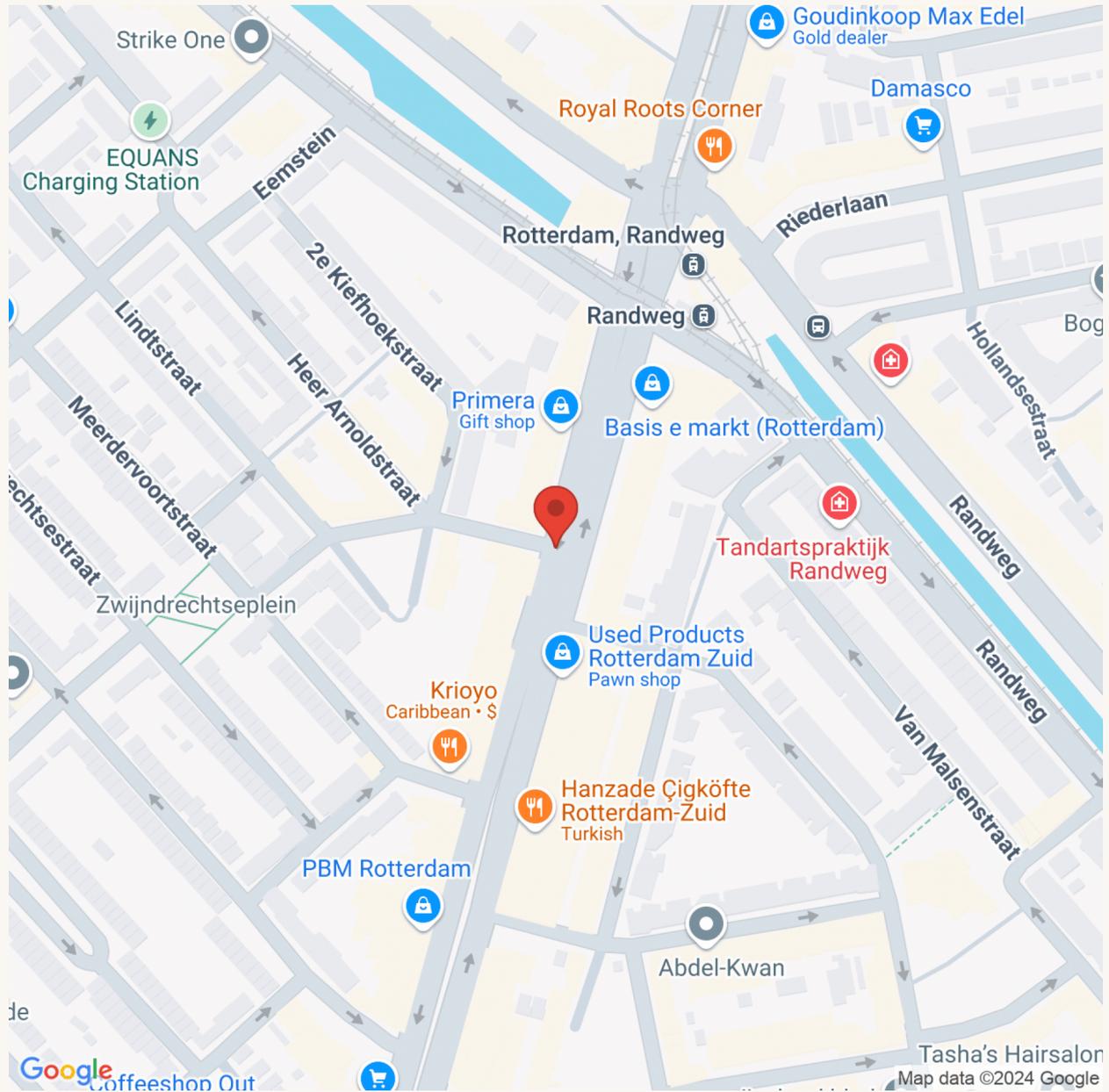
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