



PERFECT RENT



**Beijerlandse laan
3074 EJ Rotterdam**

€ 970 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 970 p.m. ex.
Decoration	Partly furnished
Service charges	€ 15
Status	Rented
Acceptance	Directly
Apartment type	Mezzanine
Living surface	54m ²
Rooms	3
Bedrooms	1
Floors	1
Energy label	A
Balcony	Yes, 6m ²

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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Modern, spacious 3-room apartment at the Beijerlandselaan in the Feijenoord district for rent. The accommodation is rented in decorated condition and is situated on the first floor. The city centre is reachable in 15 minutes by bike and in 17 minutes by public transport. In short distance you can find several shops, restaurants, supermarket and the tram stop a few steps away.

Layout:

- Living room with open kitchen with a surface of ca. 27m².
- Bedroom with a surface of ca. 13m².
- Room with a surface of ca. 5m².
- Bathroom with a surface of ca. 7m².
- Balcony of ca. 6m².

Various characteristics:

- Inventory/Decoration: laminate flooring, lamps and curtains.
- Kitchen facilities: cooker, hood, fridge/freezer combination, dish washer and combi-microwave.
- Bathroom facilities: shower, washing basin, toilet and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with resident parking permit.
- The accommodation has the energy label A.

Conditions:

- The monthly rent is € 970,25. This rent is exclusive of the service costs of € 15,- per month. 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.
- Applying for rent subsidy is not possible.
- The deposit equals € 985,25.
- 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.
- 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).



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- 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.

- A guarantor is only applicable if you are up to €200 under the income requirement.

Interested?

We work with an automated system for viewing requests. To participate in the process you need to express your interest through the advertisement or use the button "contact the agent". We normally reply within five working days. Thank you for your effort!

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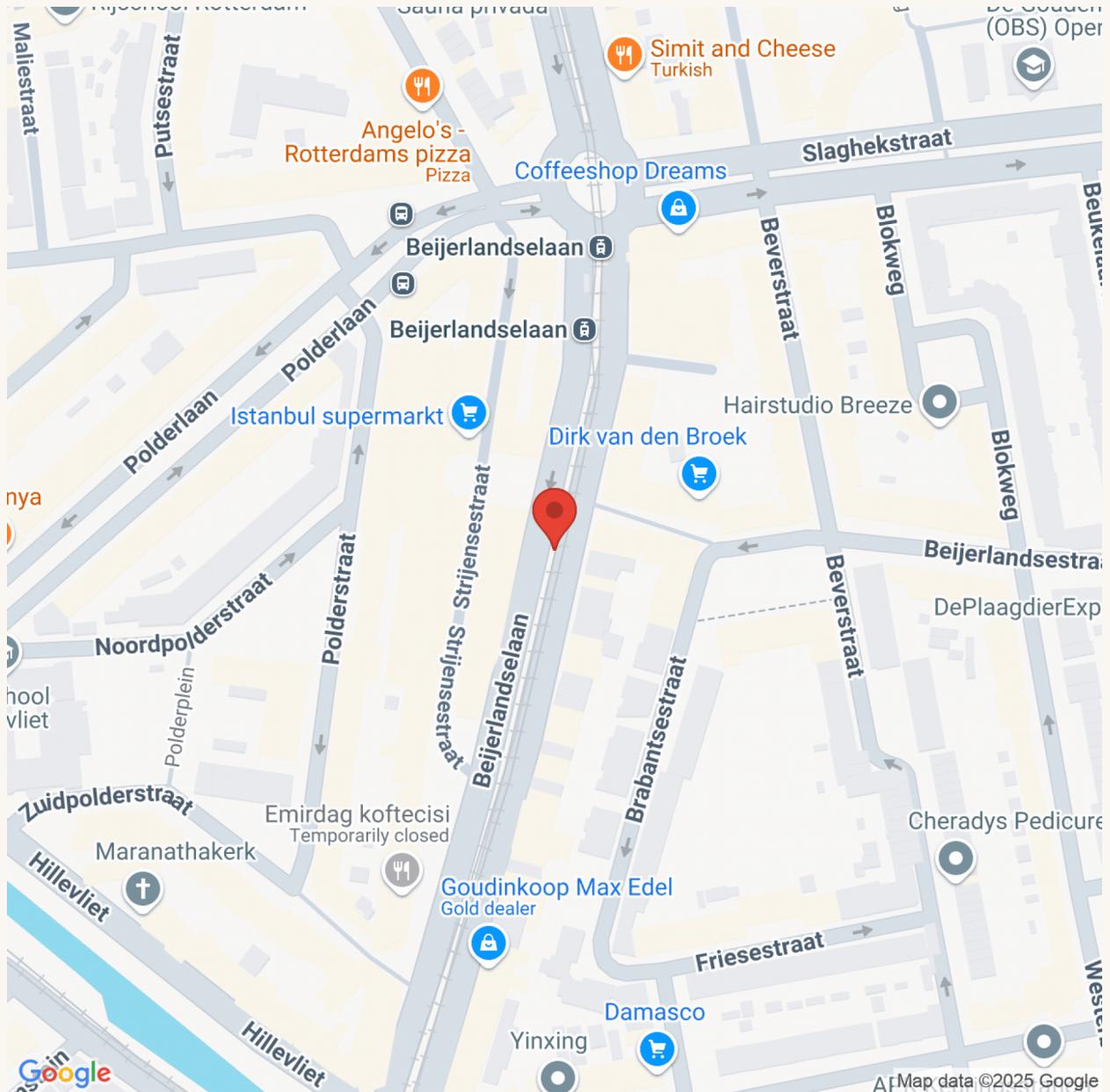
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