



PERFECT RENT



**Walenburgerweg
3033 AH Rotterdam**

€ 2.135 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 2.135 p.m. ex.
Decoration	Partly furnished
Service charges	€ 15
Status	Available
Acceptance	Directly
Apartment type	Double downstairs house
Living surface	125m ²
Rooms	6
Bedrooms	2
Floors	2
Energy label	C
Balcony	Yes, 4m ²

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Wonderful spacious 6-room double ground floor apartment with garden on the Walenburgerweg in Blijdorp for rent. Very suitable for two home sharers or a family! The living space is rented in decorated condition and is located on the ground and first floor. In the vicinity are Central Station, supermarkets and several restaurants. The city center is within walking distance!

Layout:

Ground floor

- Entrance / hallway with an area of approx. 8m².
- Living room with an area of approx. 21m², with access to the garden with an area of approx. 45m² through French doors.
- Dining area at the frontside with an area of approx. 18m².
- Kitchen with an area of approx. 7.5m².
- Basement with washing machine connection with an area of approx. 10m².
- Separate toilet.

First floor

- Bedroom at the frontside with an area of approx. 18m².
- Extra room on the frontside with an area of approx. 4.5m².
- Bedroom on the backside with an area of approx. 13.5m².
- Extra room on the backside with an area of approx. 7m².
- Balcony with an area of approx. 4m².
- Bathroom with an area of approx. 5m².
- Hall with a surface of approx. 5.5m².
- 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 € 2.135,-. 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. These costs are lower than normal due to energy efficient installations (without any guarantee).

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- Applying for rent subsidy is not possible.
- The deposit equals € 4.270,-.
- 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 five working days. Thank you for your effort!



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