



's-Gravenweg  
3065 SC Rotterdam

€ 1.085 p.m. ex.





PERFECT RENT

<b>Price</b>	€ 1.085 p.m. ex.
<b>Service charges</b>	€ 91
<b>Status</b>	Available
<b>Acceptance</b>	01-01-2025
<b>Apartment type</b>	Walk-up flat, apartment
<b>Build type</b>	Existing
<b>Living surface</b>	57m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A

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

Beautiful 2-room apartment on the 's-Gravenweg in Prins Alexander for rent. The living space is rented in bare state and is located on the second floor. The center can be reached in 15 minutes by bike and 13 minutes by public transport. Around the corner is Metrostation Capelsebrug as well as the Spar supermarket and to the Erasmus University or the Kralingse Bos is less than 10 minutes by bike.

Please note, the advertised photos are of another equivalent apartment. The apartment will not be delivered furnished!

Layout:

- Spacious living room with open kitchen of approx. 32,8 m<sup>2</sup>.
- Bedroom of approx. 12.5 m<sup>2</sup> with ensuite bathroom.
- Bathroom en suite with toilet of approx. 4 m<sup>2</sup>.
- Separate toilet.
- Hall of approx. 5 m<sup>2</sup>.
- External storage room.
- Beautiful shared courtyard garden with picnic tables.

The green areas of the complex are beautifully landscaped and neatly maintained. This lovely place by the water is a great place to relax after a busy day. It is also an ideal way to get to know your neighbors a little better.

Various features:

- Inventory/Furnishings: the property is rented in bare state.
- Kitchen facilities: stove, extractor hood, dishwasher and microwave oven.
- Bathroom facilities: shower, sink, toilet and design radiator.
- Heating system: city heating.
- Glazing: double glazing.
- The house has the energy label A.
- Parking spaces in the parking lot in front of the door for rent for about € 45.38 per month (subject to availability).
- Access to the property via the stairwell or the two elevators.

Conditions:

- The monthly rent is € 1,085,46. This rent does not include service charges of € 91,10 per month. The additional monthly costs include heating, water, electricity, internet, TV and municipal taxes. For a rough estimate of the additional costs you can look at the website of Nibud (National Institute for Budget Information) under the heading expenses. As a real estate agent, we will help you conclude utility agreements free of charge.
- Applying for rent allowance is not possible.
- The deposit is €1,176,56
- Occupancy is possible for a maximum of 2 persons. Occupancy by 2 persons is only suitable for a couple, no house sharing.



- The minimum rental period is 12 months.
- Smoking is not allowed in the apartment.
- Pets are not allowed.

Working income requirement:

- Gross income of 3.5 times the rent (bare rent + service charges). Savings may be added to gross monthly income by 1%.
- For employees: a remaining term employment contract of min. 10 months or a letter of intent for extension.
- For the self-employed: confirmation of income by an external accountant for the entire past fiscal year and the current fiscal year (forecast).
- In other cases, one can possibly qualify with a guarantor, or a deposit increased by 1 to 2 months of rent.

Student income requirement:

- This property is not suitable for students.

Guarantor income requirement:

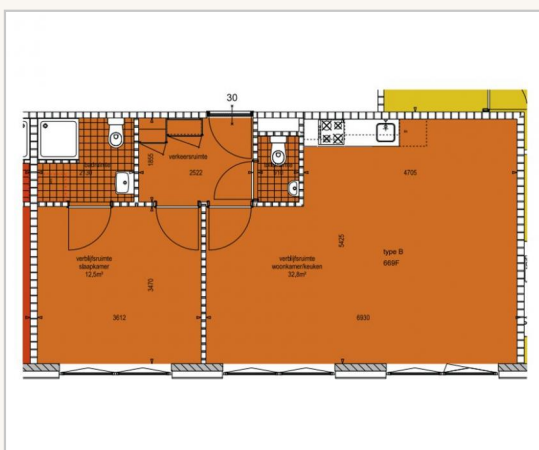
- Living or working in the Netherlands.
- Sufficient income and/or capital to be able to meet the rental obligations from the guarantee in addition to their own expenses.
- Otherwise the same requirements as for employees or the self-employed.
- A guarantor is only applicable if you are at most € 200 under the income requirement of € 4,764.

Interested?

We schedule viewings through an automated system. This allows us to 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!

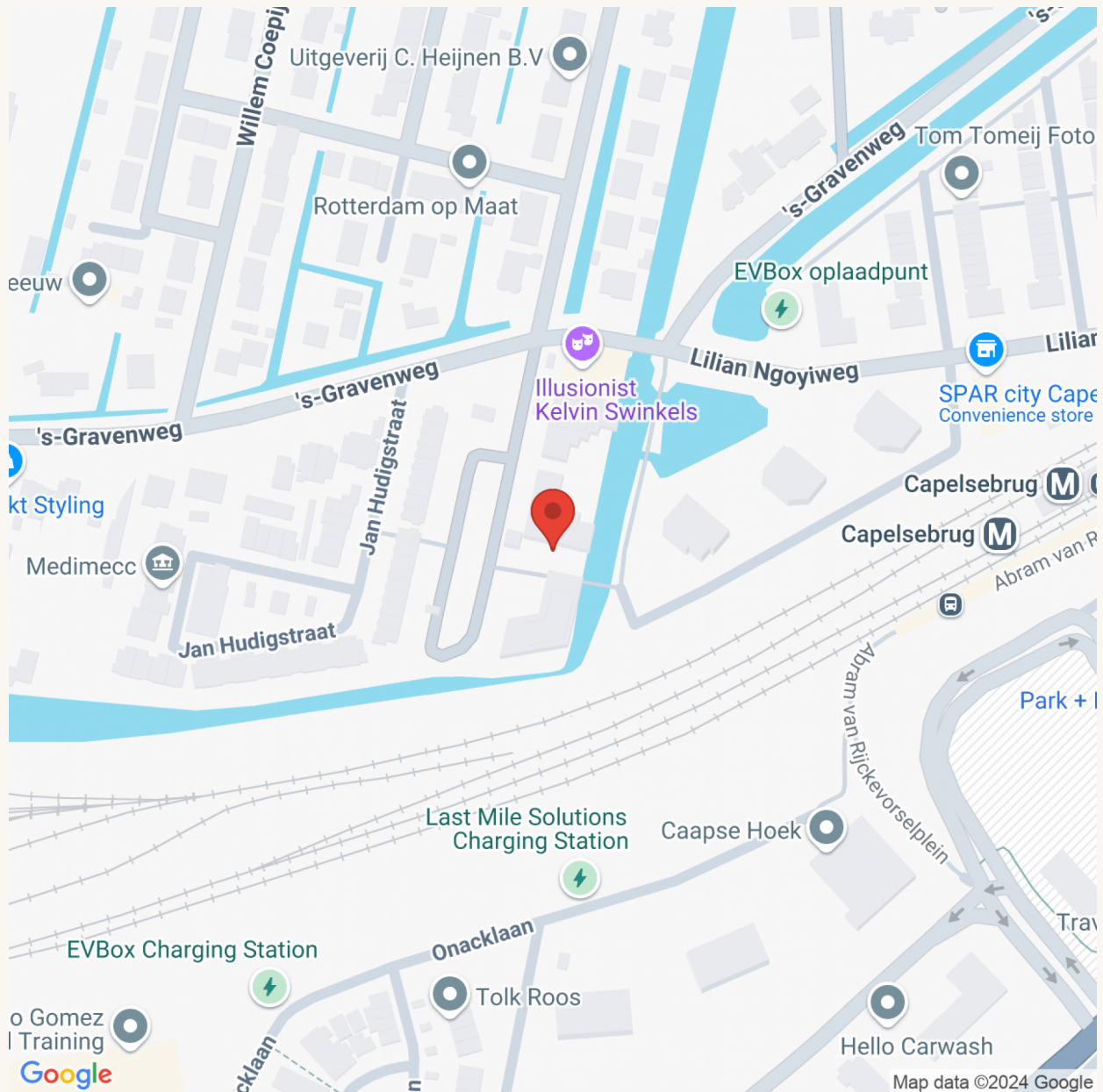








PERFECT RENT



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

pararius

realstats<sup>nl</sup>

funda