



**'s-Gravenweg  
3065 SC Rotterdam**

**€ 1.395 p.m. ex.**





PERFECT RENT

<b>Price</b>	€ 1.395 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 10
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Build type</b>	Existing
<b>Living surface</b>	64m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	B

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

Recently renovated, beautiful 3-room apartment on the 's-Gravenweg in Prins Alexander for rent. The living space is rented in partially unfurnished condition and is located on the first floor. The city center can be reached in 15 minutes by bike and in 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 photos are of a similar property and the property is not rented furnished.

Layout:

- Spacious living room with open kitchen of about 30 m<sup>2</sup>. From the kitchen you have access to the spacious patio of approx. 11 m<sup>2</sup>.
- Bedroom of approx. 8,60 m<sup>2</sup> with bathroom en suite.
- Additional room of ca. 9,00 m<sup>2</sup>, ideal as closet room or home office.
- Modern bathroom with toilet of approx. 4,20 m<sup>2</sup>.
- Storage room with washing machine connection of approx. 4,5 m<sup>2</sup>.
- Separate toilet.
- Hall of approx. 5 m<sup>2</sup>.

Various features:

- Inventory/Furnishings: floor and window coverings throughout the apartment.
- Facilities kitchen: induction hob, extractor hood, refrigerator, vriezer, dishwasher and microwave oven.
- Bathroom facilities: toilet, sink and spacious walk-in shower.
- Heating system: block heating.
- Glazing: double glazing.
- Parking space in the parking lot for rent for about € 46, - per month (subject to availability).

Notice! The monthly costs for consumption of gas and electricity may be higher than average for this property. There is an advance payment to supplier ISTA which is determined by the consumption of the previous tenant. Keep in mind that this is approximately € 300.00 per month. The instalment amount cannot be adjusted during the first year. Of course there will be an annual settlement based on actual consumption.

Conditions:

- The monthly rent is € 1,395. Additional monthly costs include gas, 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 € 1,405.
- 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 in the house is not allowed.
- Pets are not allowed.

Working income requirement:

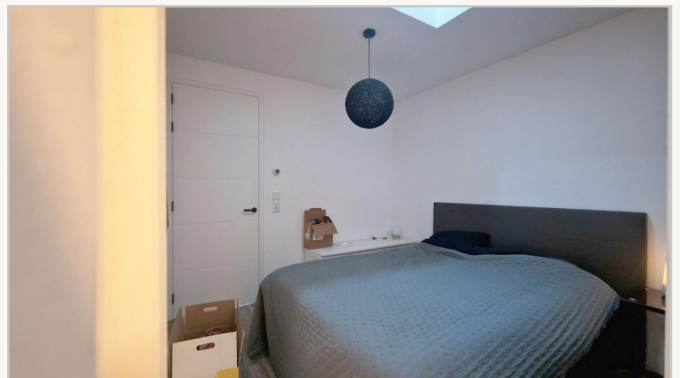
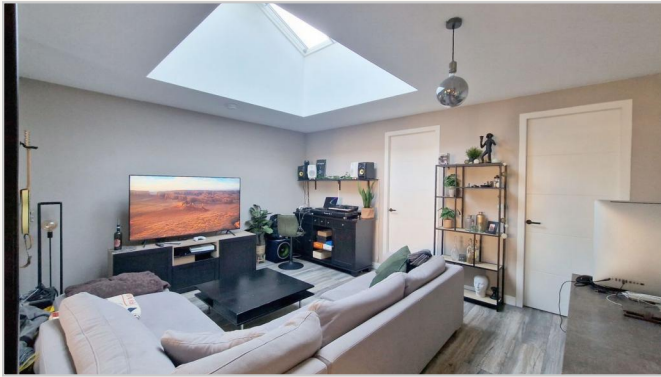
- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 1%.
- For employees: a remaining term employment contract of min. 10 months or a declaration of intent to extend.
- For the self-employed: confirmation of income by an external accountant for the entire past fiscal year and the current fiscal year (forecast).

Student income requirement:

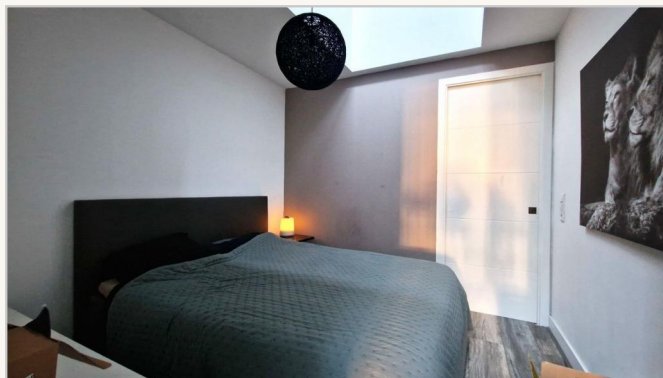
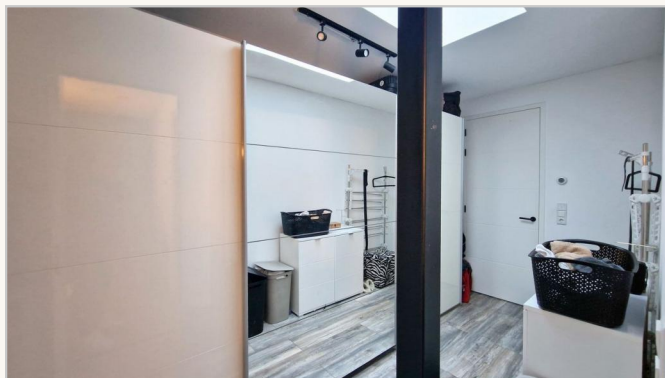
- This property is not suitable for students.

Interested?

We schedule viewings via email. So we can give you a clear picture of the rental process. Therefore, please respond to the advertisement or mail us. We normally respond within two working days. Thanks in advance for your efforts!











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pararius

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funda