



**Oudedijk  
3062 AA Rotterdam**

**€ 1.040 p.m. ex.**





PERFECT RENT

<b>Price</b>	€ 1.040 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 15
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	60m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	B
<b>Balcony</b>	Yes, 16m <sup>2</sup>

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Lovely 2-room apartment with a spacious balcony at the Oudedijk in the Kralingen district for rent. The accommodation is rented in partly decorated condition and is situated on the first floor. The city centre is reachable in 10 minutes by bike and in 15 minutes by public transport. In short distance you can find several shops, restaurants, supermarket and public transport connections.

Layout:

- Living room with open kitchen of ca. 33m<sup>2</sup>.
- Bedroom of ca. 15m<sup>2</sup>.
- Bathroom with toilet of ca. 5m<sup>2</sup>.
- Room with washing machine connection.
- Balcony of ca. 16m<sup>2</sup>.

Various characteristics:

- Inventory/Decoration: laminate flooring.
- Kitchen facilities: cooker, hood, fridge/freezer combination, dish washer and microwave-oven combination.
- Bathroom facilities: shower, washing basin, toilet and design-radiator.
- Heating facilities: central heating system.
- Window type: partly double glazed.
- Paid parking with residents parking permit.
- The property has energylabel B.

Conditions:

- The monthly rent is € 1.039,65. 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 € 1.054,65.
- 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).



- 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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