



PERFECT RENT



's-Gravenweg
3065 SC Rotterdam

€ 1.165 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.165 p.m. ex.
Service charges	€ 65
Status	Available
Acceptance	01-03-2025
Apartment type	Ground floor apartment, apartment
Build type	Existing
Living surface	69m ²
Rooms	2
Bedrooms	1
Floors	1
Energy label	A

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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 first 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.

Layout:

- Spacious living room with open kitchen of approx. 38 m².
- Attractive bedroom of approx. 16 m².
- Bathroom with toilet of approx. 4 m².
- Extra separate toilet.
- Storage room of approx. 5 m².
- Hall of approx. 4 m².
- Shared bicycle storage.
- 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 € 46, - per month (subject to availability).

Conditions:

- The monthly rent is € 1,164.94. This rent does not include the service charge of € 65,00 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 € 2.329,88.
- 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.

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- Pets are not allowed.

Working income requirement:

- Gross income of 3.5 times the rent (bare rent + savings). 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 € 4,304.79.

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. Thank you for your efforts!



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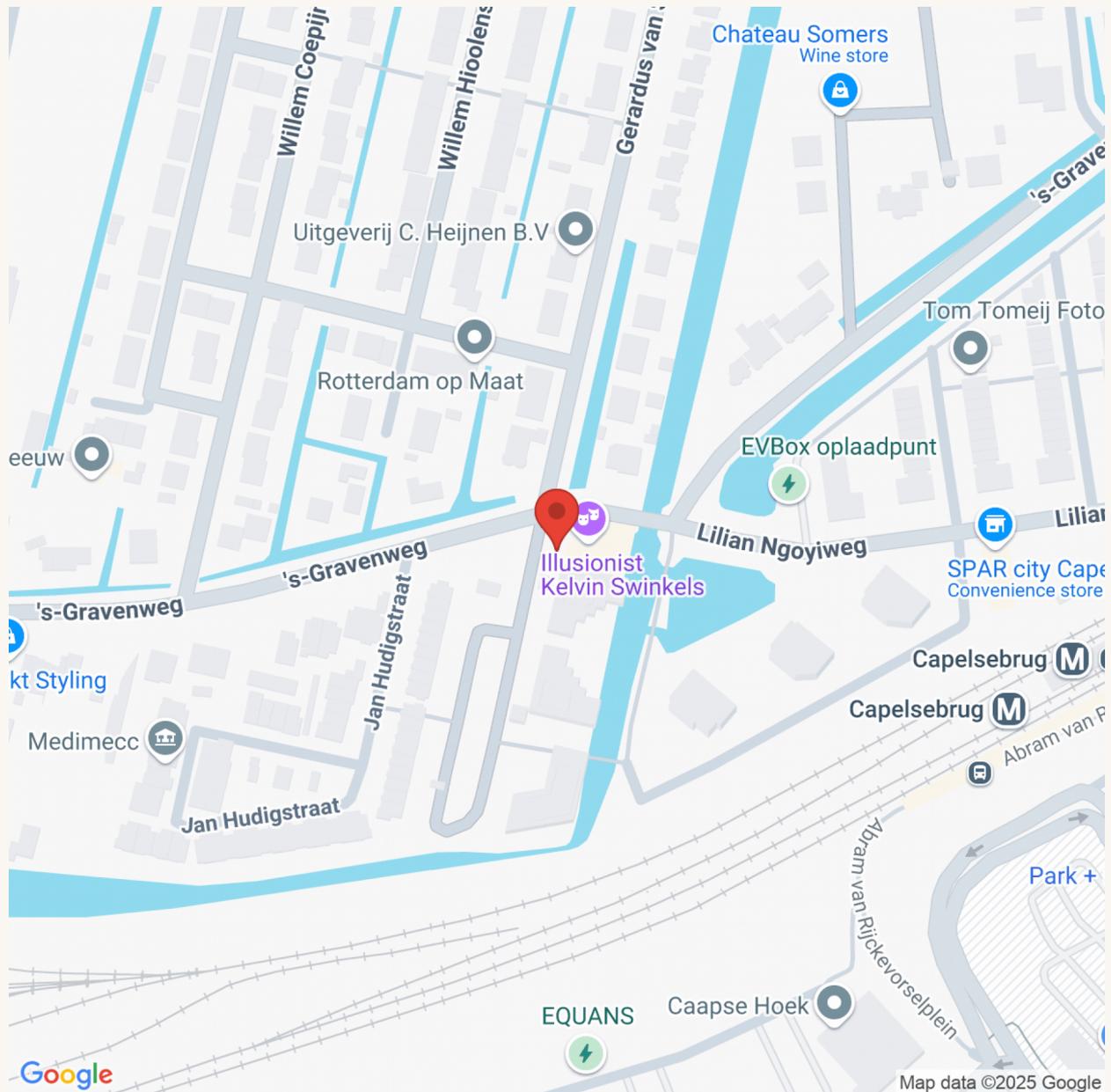


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