



**Walenburgerweg
3033 AJ Rotterdam**

€ 1.935 p.m. ex.





PERFECT RENT

Price	€ 1.935 p.m. ex.
Decoration	Partly furnished
Service charges	€ 15
Status	Rented
Acceptance	Directly
Apartment type	Upper floor apartment
Living surface	90m ²
Rooms	5
Bedrooms	2
Floors	2
Energy label	A
Balcony	Yes, 4m ²

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Lovely 5-room apartment on the Walenburgerweg in Blijdorp for rent. The living space is rented in partly decorated condition and is located on the third and fourth floor. The center can be reached in 5 minutes by bike. In the vicinity are Central Station, supermarkets and several eateries.

Layout third floor:

- Living room with an area of approx. 22.5m².
- New kitchen of approx. 5m².
- Bedroom with an area of approx. 16.5m² with access to the balcony of approx 4m².
- Extra room with an area of approx. 5m².
- Hall of approx 6m².
- Separate toilet.

Layout fourth floor (accessible via private, closed staircase):

- Bedroom with an area of approx. 12m².
- Extra room with an area of approx 6m².
- Newly renovated bathroom of approx 3m².
- Room with washing machine connection of approx 3.5m².
- Hall of approx 6.5m².
- Second separate toilet.

Various characteristics:

- Inventory/Decoration: laminate flooring and some lamps.
- Kitchen facilities: induction cooker, fridge, freezer, combi microwave oven, dishwasher and hood.
- Bathroom facilities: walk in shower, washing basin with cabinet and design-radiator.
- Heating facilities: central heating system.
- Window type: partly double glazing.
- Paid parking with residents parking permit.
- The apartment has energylabel A.

Conditions:

- The monthly rent is € 1.935,-. 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).
- Applying for rent subsidy is not possible.
- The deposit equals € 3.870,-.
- 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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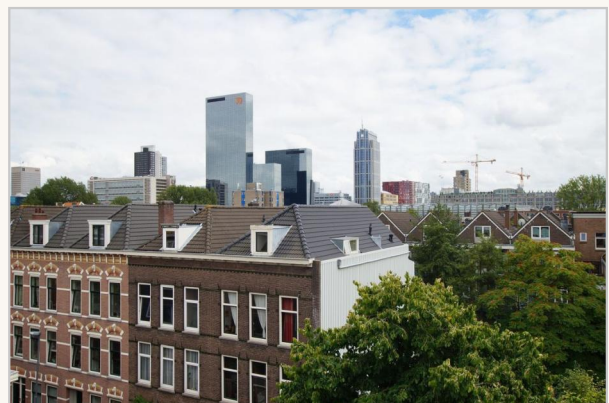
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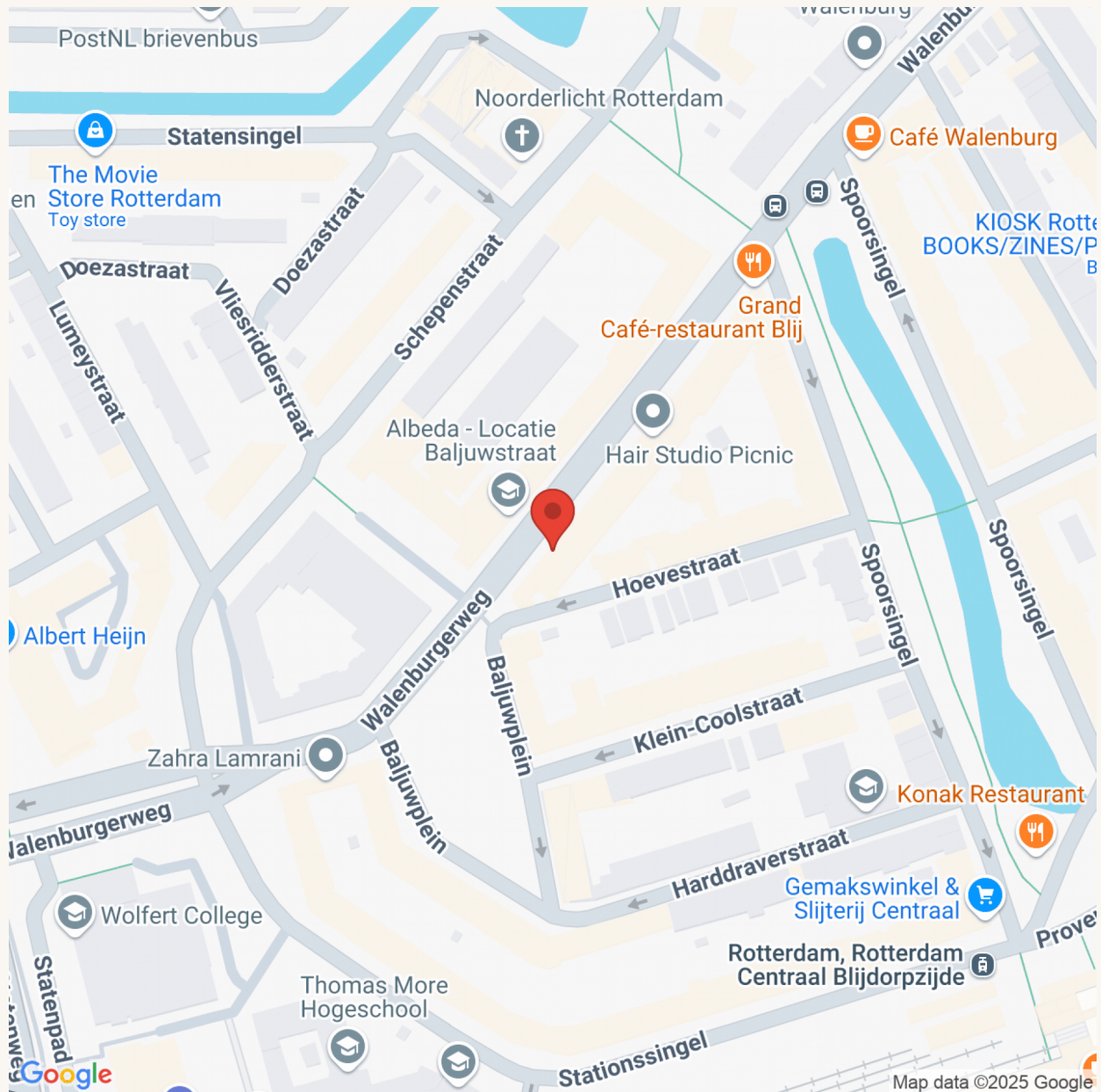
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