



**Brussestraat  
3031 SL Rotterdam**

**€ 1.835 p.m. ex.**





PERFECT RENT

<b>Price</b>	€ 1.835 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	65m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	A+++
<b>Heating</b>	Central heating
<b>Balcony</b>	Yes, 3m <sup>2</sup>

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Nice, recently redecorated 3-room apartment with garden the Brussestraat in the centre district for rent. The accommodation is rented in partly decorated condition and is situated on the first floor. The centre can be reached in 2 minutes by foot and around the corner there is Oostplein with several nice shops, cafes and restaurants.

Layout:

- Living room of ca. 22m<sup>2</sup>.
- Separate kitchen of over 5m<sup>2</sup> with access to the balcony of ca. 3m<sup>2</sup>.
- Bedroom of ca. 13m<sup>2</sup>.
- Extra rooms of ca. 8m<sup>2</sup>.
- Bathroom and separate toilet.
- Hall of ca. 8,5m<sup>2</sup>.
- Storage room in the basement.

Various characteristics:

- Inventory/Decoration: laminate flooring.
- Kitchen facilities: induction cooker, hood, fridge/freezer combination, dish washer and microwave-oven combination.
- Bathroom facilities: shower.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with residents parking permit.
- The accommodation has the energy label A+++.

Conditions:

- The monthly rent is € 1.835,-. 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.
- Applying for rent subsidy is not possible.
- The deposit equals € 2.500,-.
- 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.

Interested?

We schedule viewings by e-mail. This way we can give you a clear picture of the rental process. Please respond to the advertisement or email us. We normally reply within two working days. Thank you for your effort!



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