



PERFECT RENT



**Van Vollenhovenstraat
3016 BG Rotterdam**

€ 1.188 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.188 p.m. ex.
Decoration	Partly furnished
Status	Available
Acceptance	01-03-2025
Apartment type	Mezzanine
Maintenance inside	Excellent
Living surface	59m ²
Rooms	3
Bedrooms	1
Floors	1
Energy label	A

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



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Fantastic bright 3-room apartment on the van Vollenhovenstraat at the edge of the city center for rent. In a beautiful authentic building where all the characteristic elements have been preserved, the living space is located on the third floor. The apartment is fully decorated. In the vicinity are the Erasmus MC, stores, restaurants, the supermarket and public transport connections. The "Veerhaven" overlooking the river Maas is right below the street, the center and "The (Euromast) Park" are easily reachable by foot.

Please note: the photos shown are of a similar apartment and are intended only to give an impression of the home.

Layout:

- Living room with open kitchen of approx. 25m².
- Bedroom of approx. 18m².
- Extra room of approx 6m².
- Bathroom with toilet of approx. 5m².
- Hall of approx 3m².
- Separate laundry room.
- Shared outdoor space and bicycle storage room accessible from the back.

Various characteristics:

- Inventory/Decoration: beautiful laminate flooring, curtains and lamps.
- Kitchen facilities: induction cooker, hood, fridge/freezer combination, dish washer and oven.
- Bathroom facilities: walk-in shower, washing basin and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- The property has energylabel A.

Conditions:

- The monthly rent is € 1.188,42. This rent is exclusive of the service costs of € 75,- 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 € 1.263,42.
- 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.

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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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