



PERFECT RENT



**Jaersveltstraat
3082SH Rotterdam**

€ 979 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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| | |
|------------------------|------------------------|
| Price | € 979 p.m. ex. |
| Decoration | Partly furnished |
| Service charges | € 5 |
| Status | Available |
| Acceptance | 01-03-2025 |
| Apartment type | Ground floor apartment |
| Living surface | 52m ² |
| Rooms | 2 |
| Bedrooms | 1 |
| Floors | 1 |
| Energy label | A |

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Bright and neat 2-room apartment with spacious garden on the Jaersveltstraat in Charlois for rent. The living space is rented in partly decorated condition and located on the ground floor. The center can be reached in 15 minutes by bike and 15 minutes by public transport. In the vicinity are several stores, the supermarket and public transport connections. Zuidplein shopping center is only 8 minutes away by bike.

Layout:

- Living room of ca. 25m² with patio doors to the spacious backyard.
- Halfopen kitchen of ca. 6m² with access to the yard.
- En suite to the living room, separated by authentic sliding doors, the bedroom of ca. 11m².
- Spacious entrance with attached hall of ca. 6m².
- Bathroom with toilet of ca. 4m².
- Garden of ca. 38m² at the rear with a spacious storage room of ca. 6m².
- At the front a neat garden which is shared with the upstairs neighbors.

Various characteristics:

- Inventory/Decoration: laminate flooring.
- Kitchen facilities: cooker, hood, fridge/freezer combination and washing machine.
- Bathroom facilities: washing basin, shower and toilet.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with residents parking permit.
- The property has energylabel A.

Conditions:

- The monthly rent is € 979,47. This rent is exclusive of the service costs of € 5,- 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 € 984,47.
- 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.



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- 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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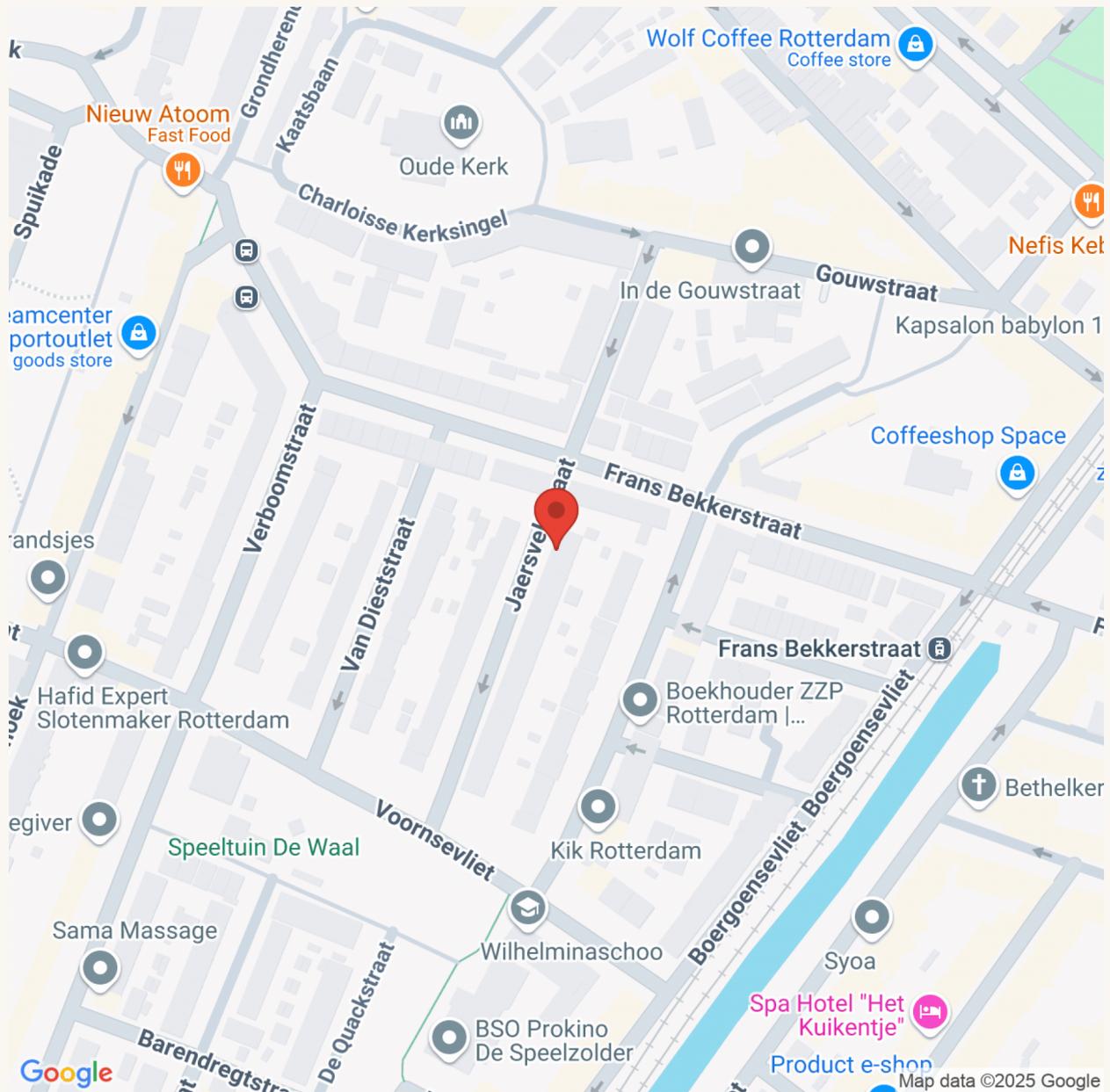
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