



**Westduelstraat  
3082 RX Rotterdam**

**€ 906 p.m. ex.**





PERFECT RENT

<b>Price</b>	€ 906 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 10
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	45m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A

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Lovely 2-room apartment with on the West-Duelstraat in Charlois for rent! The living space is rented in a partially furnished state and is located on the 1st floor. The center can be reached in 10 minutes by bike and in 20 minutes by public transport. There are various shops, a supermarket and public transport connections in the vicinity.

Layout:

- Living room and open kitchen of approx. 26.5 m<sup>2</sup>.
- Bedroom of approx. 13,5 m<sup>2</sup>.
- Bathroom of approx. 3,5 m<sup>2</sup>.

Various features:

- Inventory/Decoration: PVC floor
- Kitchen facilities: combi microwave with oven function, induction hob, dishwasher, refrigerator with freezer.
- Bathroom facilities: shower, toilet and washbasin.
- Heating system: central heating boiler.
- Glazing: double glazing.
- The property has energylabel A.

Conditions:

The monthly rent is € 905,50,-. This rental price does not include the service costs of € 10,00,- 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 € 915,50.
- 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.
- 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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