PERFECT RENT

Grote Visserijstraat
3026 CN Rotterdam

€ 1.690 p.m. ex.

Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.690 p.m. ex.
Decoration	Partly furnished
Service charges	€ 5
Status	Available
Acceptance	13-03-2025
Apartment type	Ground floor apartment
Build type	Existing
Living surface	70m²
Rooms	3
Bedrooms	2
Floors	1
Energy label	A

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Recently renovated, stunning 3-room apartment with garden at the Grote Visserijstraat in the Delfshaven district for rent. The accommodation is rented in partly decorated condition and is situated on the ground floor. The city centre is reachable in 9 minutes by bike and in 15 minutes by public transport. In short distance you can find several shops, restaurants, supermarket and public transport connections.

Layout:
- Living room with open kitchen with a surface of ca. 27m². From the living room you can access the garden by double doors.
- Bedroom with a surface of ca. 17m² at the back side. This room also offers access to the garden.
- Bedroom with a surface of ca. 13m² at the front side.
- Bathroom with a surface of ca. 4m².
- Separate toilet with washin basin.
- Separate room for the washing machine.
- Low maintenance garden.

Various characteristics:
- Inventory/Decoration: laminate flooring and lamps.
- Kitchen facilities: induction hob, extractor hood, fridge/freezer combination, dish washer and combi-microwave.
- Bathroom facilities: shower, two washing basins and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with residents parking permit.

Conditions:
- The monthly rent is € 1.690,-. This rent is exclusive of the service costs of € 5,00,- per month. Additional monthly costs include gas, water, electricity, internet, TV and municipal taxes. For more information about the current level of these additional costs we refer you to the website of the Nibud. As a real estate agent, we assist in concluding utility agreements free of charge.
- Applying for rent allowance is not possible.
- The deposit is € 1.695,-
- Occupancy is possible for a maximum of 2 persons. Occupancy by 2 persons is only suitable for a couple, no house sharing.
- The minimum rental period is 12 months.
- Smoking in the apartment is not allowed.
- Pets are not allowed.

Working income requirement:
- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 1%.
- For employees: a remaining term employment contract of min. 10 months or a declaration of intent to extend.

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- For the self-employed: confirmation of income by an external accountant for the entire past fiscal year and the current fiscal year (forecast).
- In other cases, one can possibly qualify with a guarantor, or a deposit increased by 1 to 2 months of rent.

Student income requirement:
- This property is not suitable for students.

Guarantor income requirement:
- Living or working in the Netherlands.
- Sufficient income and/or capital to be able to meet the rental obligations from the guarantee in addition to their own expenses.
- Otherwise the same requirements as for employees or the self-employed.
- A guarantor is only applicable if you are maximum € 200,- below the income requirement.

Interested?
We work with an automated system for viewing requests. In order to participate in the process, you should express your interest via the ad or use the “contact the broker” button. We normally respond within five business days. Thank you in advance for your efforts!

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