



PERFECT RENT



Groenendaal
3011 SJ Rotterdam

€ 1.740 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.740 p.m. ex.
Decoration	Partly furnished
Service charges	€ 60
Status	Available
Acceptance	Directly
Apartment type	Mezzanine
Living surface	65m ²
Rooms	3
Bedrooms	2
Floors	1
Energy label	A
Heating	City heating
Balcony	Yes

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



PERFECT RENT

Newly renovated 3-room apartment at the Groenendaal in the centre district for rent. The accommodation is rented in partly decorated condition and is situated on the second floor. From the living room, you have a stunning view of Oostplein. In the nearby area, you will find the Markthal, various cafés, restaurants, and coffee bars, as well as several supermarkets and public transport connections, such as Oostplein metro station and Rotterdam Blaak train station.

Layout:

- Living room of approx. 19m². With a stunning view of Oostplein.
- Bedroom of approx. 15m².
- (Bed)room of approx. 8m² with access to the balcony on the frontside of the building.
- Kitchen of approx. 7m² with access to the balcony on the backside.
- Bathroom of approx. 3,5m².
- Separate toilet.
- Private storage of approx. 6,3m² located in the basement.
- Shared bicycle storage located in the basement.

Various characteristics:

- Inventory/Decoration: PVC flooring, curtain rails and hanging system for paintings.
- Kitchen facilities: cooker, hood, fridge, freezer, dish washer and microwave-oven combination.
- Bathroom facilities: bathtub with shower facility, washing basin and design-radiator.
- Heating facilities: District heating.
- Window type: double glazing.
- The accommodation has the energy label A.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1.800,-. Including service costs. Additional monthly costs consist of heating, water, electricity, internet, TV and municipal taxes. For an rough estimate of the costs you can check the website of Nibud (the national institute for budget information) under Uitgaven/Expenses. We help free of charge to arrange the utility contracts.
- Applying for rent subsidy is not possible.
- The deposit equals € 1.800,-.
- Habitation is possible for a maximum of 2 persons.
- The minimum rental period is 12 months.
- Smoking inside the accommodation is not permitted.
- Pets are not permitted, with exception of necessary service animals.

Income requirement working people:

- Gross income of 3.5 times the rent. Savings may be added to the gross monthly income with 1%.



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- 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.

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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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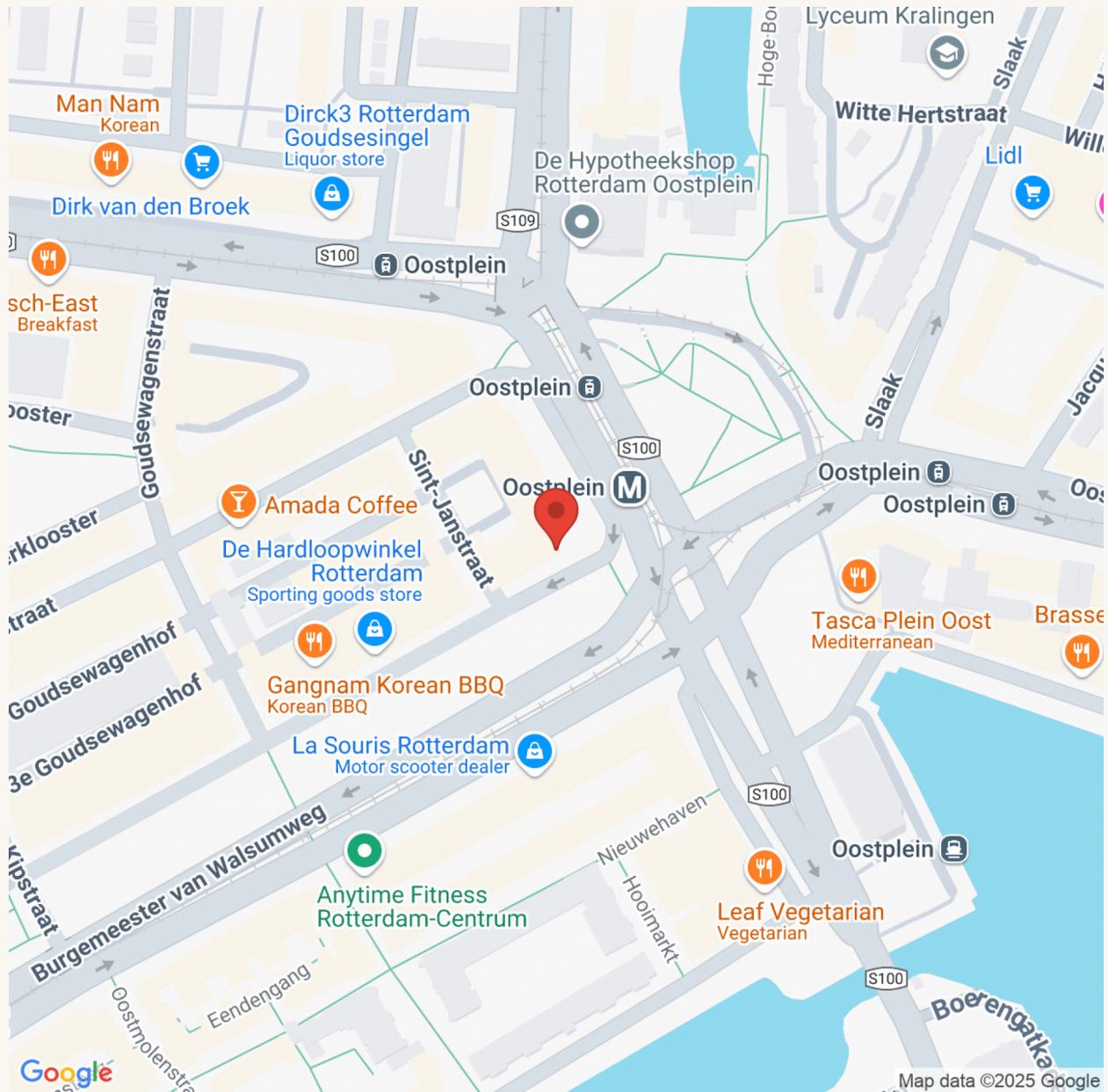
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