



PERFECT RENT



's-Gravenweg  
3065 SC Rotterdam

€ 1.079 p.m. ex.



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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<b>Price</b>	€ 1.079 p.m. ex.
<b>Service charges</b>	€ 77
<b>Status</b>	Available
<b>Acceptance</b>	07-04-2025
<b>Apartment type</b>	Walk-up flat
<b>Build type</b>	Existing
<b>Living surface</b>	55m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A

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Beautiful 2-room apartment on the 's-Gravenweg in Prins Alexander for rent. The living space is rented in a bare state and is located on the second floor. The center can be reached in 15 minutes by bike and in 13 minutes by public transport. Around the corner is the Capelsebrug metro station and the Spar supermarket and it is less than 10 minutes by bike to the Erasmus University or the Kralingse Bos.

Please note, the advertised photos are of another similar apartment.

Layout:

- Spacious living room with open kitchen of approx. 27.6 m<sup>2</sup>.
- Bedroom of approx. 13.5 m<sup>2</sup> with ensuite bathroom.
- Ensuite bathroom of approx. 4 m<sup>2</sup>.
- Separate toilet.
- Hall of approx. 5 m<sup>2</sup>.
- External storage room.
- Beautiful shared courtyard with picnic tables.

The green areas of the complex are beautifully landscaped and neatly maintained. This lovely spot by the water is a great place to relax after a busy day. It is also an ideal way to get to know your neighbours a little better.

Various features:

- Inventory/Decoration: the house is rented in its bare state.
- Kitchen facilities: hob, extractor hood, dishwasher and combi-microwave.
- Bathroom facilities: shower, sink, toilet and designer radiator.
- Heating system: district heating.
- Glazing: double glazing.
- The house has energy label A.
- Parking spaces in the car park in front of the door for rent for approx. €45.38 per month (if available).
- Access to the house via the staircase or the two lifts.

Conditions:

- The monthly rent is €1,078.50. This rental price excludes the service costs of €76.50 per month. The additional monthly costs consist of heating, water, electricity, internet, TV and municipal taxes. For a rough estimate of the additional costs, please visit the website of Nibud (National Institute for Budget Information) under the heading expenses. As a broker, we help you conclude the utility agreements free of charge.
- Applying for rent allowance is not possible.
- The deposit is € 2,157.-
- Occupancy is possible for a maximum of 2 people. Occupancy by 2 people is only suitable for a couple, not house sharers.
- The minimum rental period is 12 months.



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- Smoking is not permitted in the home.
- Pets are not permitted.

Income requirement for workers:

- Gross income of 3.5 times the rent (basic rent + service costs). Savings may be added to the gross monthly income by 1%.
- For employees: a remaining term of the employment contract of at least 10 months or a letter of intent for extension. - For self-employed persons: confirmation of income by an external accountant for the entire past financial year and the current financial year (forecast).
- In other cases, one may be eligible with a guarantor, or a security deposit increased by 1 to 2 months' rent.

Income requirement for students:

- This property is not suitable for students.

Income requirement for guarantor:

- Living or working in the Netherlands.
- Sufficient income and/or assets to be able to meet the rental obligations from the guarantee in addition to one's own expenses.
- The same requirements as for employees or self-employed persons.
- A guarantor only applies if you are a maximum of €200 below the income requirement of €4,093.60.

Interested?

We schedule viewings via an automated system. This allows us to give you a clear picture of the rental process. Therefore, respond to this advertisement immediately. We normally respond within five working days. Thank you in advance for your efforts!



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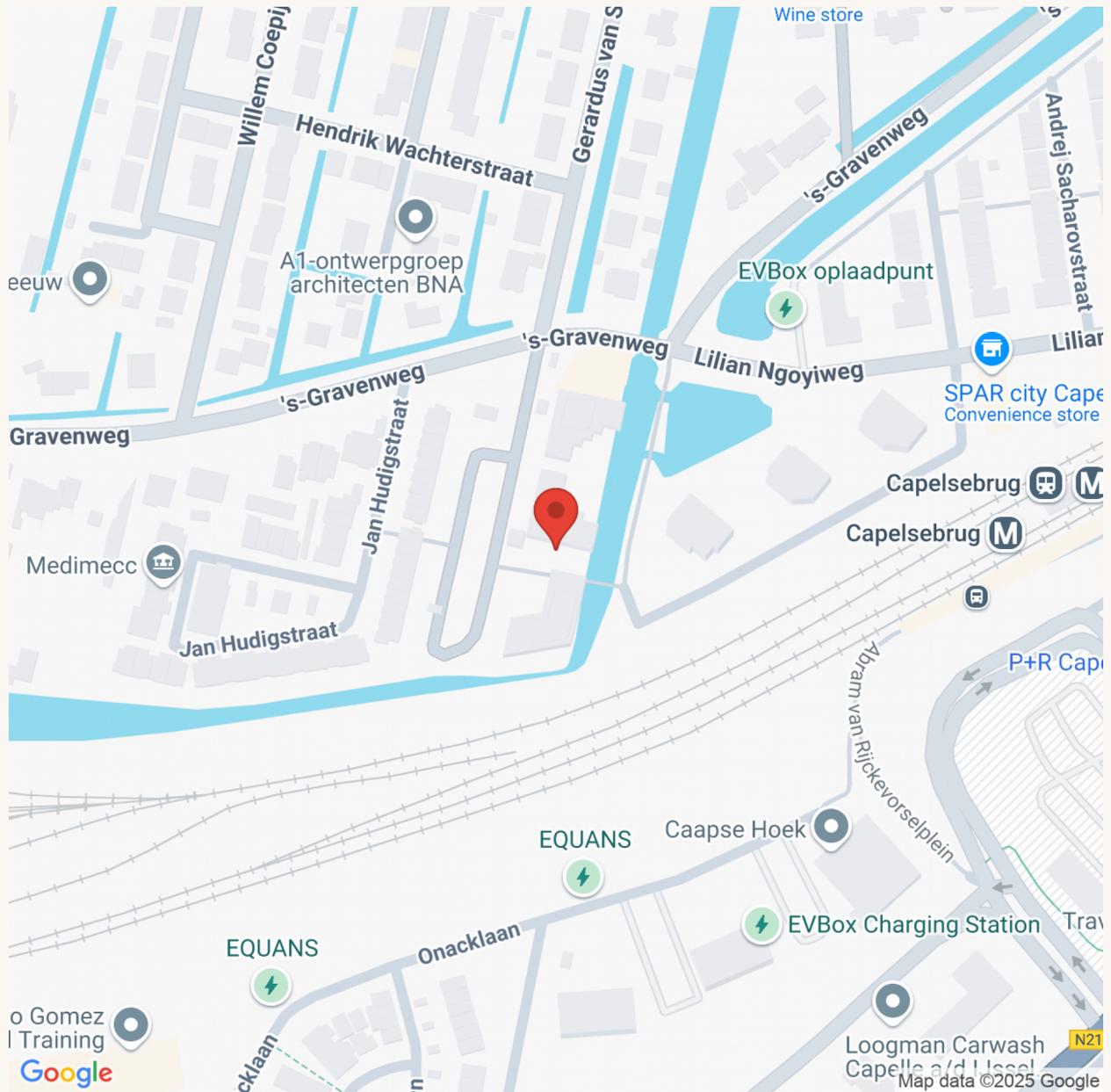


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