



PERFECT RENT



**Rakstraat
3034 RG Rotterdam**

€ 1.750 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.750 p.m. ex.
Decoration	Partly furnished
Status	Rented
Acceptance	Directly
Apartment type	Ground floor apartment
Living surface	80m ²
Rooms	3
Bedrooms	1
Floors	2
Energy label	C
Heating	Central heating

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



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Modern 3-room double lower house at the Rakstraat in the Crooswijk district for rent. The accommodation is rented in partly decorated condition and is situated on the ground floor and in the basement. In walking distance you can find the supermarket, public transport, Café Croos, the district Oude Noorden with the popular Zwaanhals street as well as the lake Kralingse Plas. The city centre is reachable in just 5 minutes by bike and in 10 minutes by public transport.

Layout:

Ground floor:

- Living room with open kitchen of ca. 39m². The living room provides access to the garden of ca. 19m².
- Separate toilet of ca. 1m².

Basement:

- Bedroom of ca. 17m².
- Extra room of ca. 10m².
- Bathroom of ca. 6m².
- Separate toilet of ca. 1.5m².
- Laundry room of ca. 1m².

Various characteristics:

- Inventory/Decoration: laminate flooring and lamps.
- Kitchen facilities: cooker, hood, fridge/freezer combination, dish washer, microwave and oven.
- Bathroom facilities: bathtub, shower, washing basin, toilet and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- Energy label C.

Conditions:

- The monthly rent is € 1.750,-. Additional monthly costs consist of gas, 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 € 1.750,-.
- 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:



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- 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.

Interested?

We schedule viewings by e-mail. This way we can give you a clear picture of the rental process. Please respond to the advertisement or email us. We normally reply within two working days. Thank you for your effort!



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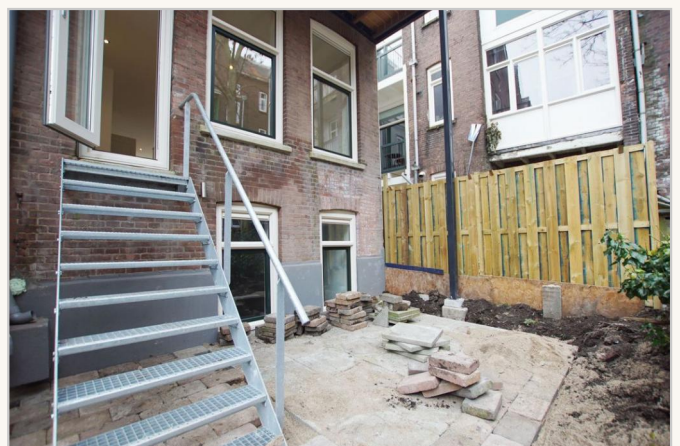
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