PERFECT RENT



Rijnvoorde
3085 TH Rotterdam

€ 809 p.m. ex.

Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 809 p.m. ex.
Status	Rented
Acceptance	Directly
Apartment type	Upper floor apartment
Living surface	60m²
Rooms	3
Bedrooms	1
Floors	1
Energy label	B
Balcony	Yes, 3m²

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Practical 3-room apartment at the Rijnvoorde in the Charlois district for rent. The accommodation is rented in shell condition and is situated on the third floor. The city centre is reachable in 25 minutes by bike and in 20 minutes by public transport. With Plein 1953 and Slinge shopping street within walking distance, almost all necessary stores are located nearby. As several supermarkets, pharmacies, but also delicious eateries and the Zuiderpark.

Layout:
- Living room of ca. 18m
- Kitchen of ca. 7m².
- Bedroom of ca. 14m², with access to the balcony of ca. 3m².
- Extra room of ca. 10m².
- Practical bathroom of ca. 2m².
- Separate toilet.
- Hall of ca. 5m².
- Private storage of ca. 8m².
- Shared bike storage.

Various characteristics:
- Inventory/Decoration:bare condition, the present floor is offered free of charge for take over.
- Kitchen facilities:cabinets without equipment.
- Bathroom facilities: shower, washing basin and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- The accommodation has the energy label B.

Conditions:
- The monthly rent is € 844,18, including service costs. 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 possible.
- The deposit equals € 844,18.
- Habitation is possible for a maximum of 2 persons or a family with 1 child.
- 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%.

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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.

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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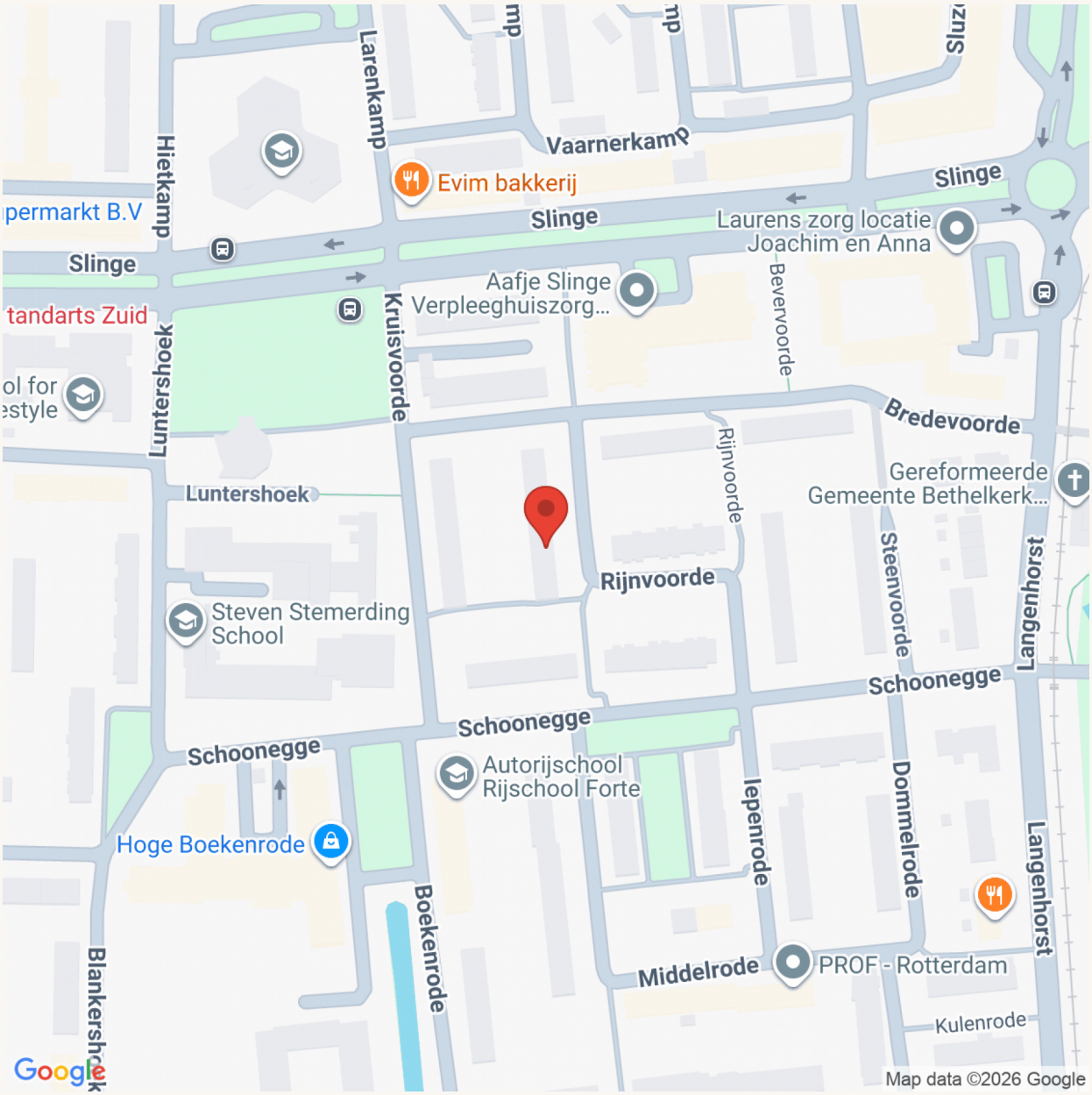

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