



PERFECT RENT



**Tidemanstraat  
3022 SJ Rotterdam**

**€ 1.540 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats<sup>nl</sup>**

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<b>Price</b>	€ 1.540 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment
<b>Living surface</b>	75m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Balcony</b>	Yes, 7m <sup>2</sup>

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Suitable for 2 house sharers! Recently renovated 3-room apartment at the Tidemanstraat in Delfshaven for rent. The accommodation is rented in partly decorated condition and is situated on the first floor. Central station and the city centre are reachable in only 5 minutes by bike and in 10 minutes by public transport. In short distance you can find several shops, restaurants, the supermarket and public transport connections.

Note, this listing is available for a maximum of 12 months!

Layout:

- Spacious living room with completely equipped open kitchen of ca. 31m<sup>2</sup>.
- Bedroom of ca. 16m<sup>2</sup>.
- Second bedroom of ca. 12m<sup>2</sup>. This room can be equipped with a two persons bed, closet and desk when sharing the apartment.
- Balcony facing the east of ca. 7m<sup>2</sup>.
- Luxurious bathroom of ca. 5m<sup>2</sup>.
- Separate toilet.
- Room with washing machine connection.
- Storage on the ground floor of ca. 3m<sup>2</sup>, ideal for bike storage.

Various characteristics:

- Inventory/Decoration: laminate flooring and lamps (with many beautiful spotlights).
- Kitchen facilities: cooker, hood, fridge/freezer combination, dishwasher and microwave-oven combination.
- Bathroom facilities: bathtub, shower, washing basin, toilet and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- The accommodation has the energy label A.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1.550,-. 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.
- The deposit equals € 3.080,-.
- Habitation is possible for a maximum of 2 persons.
- The maximum 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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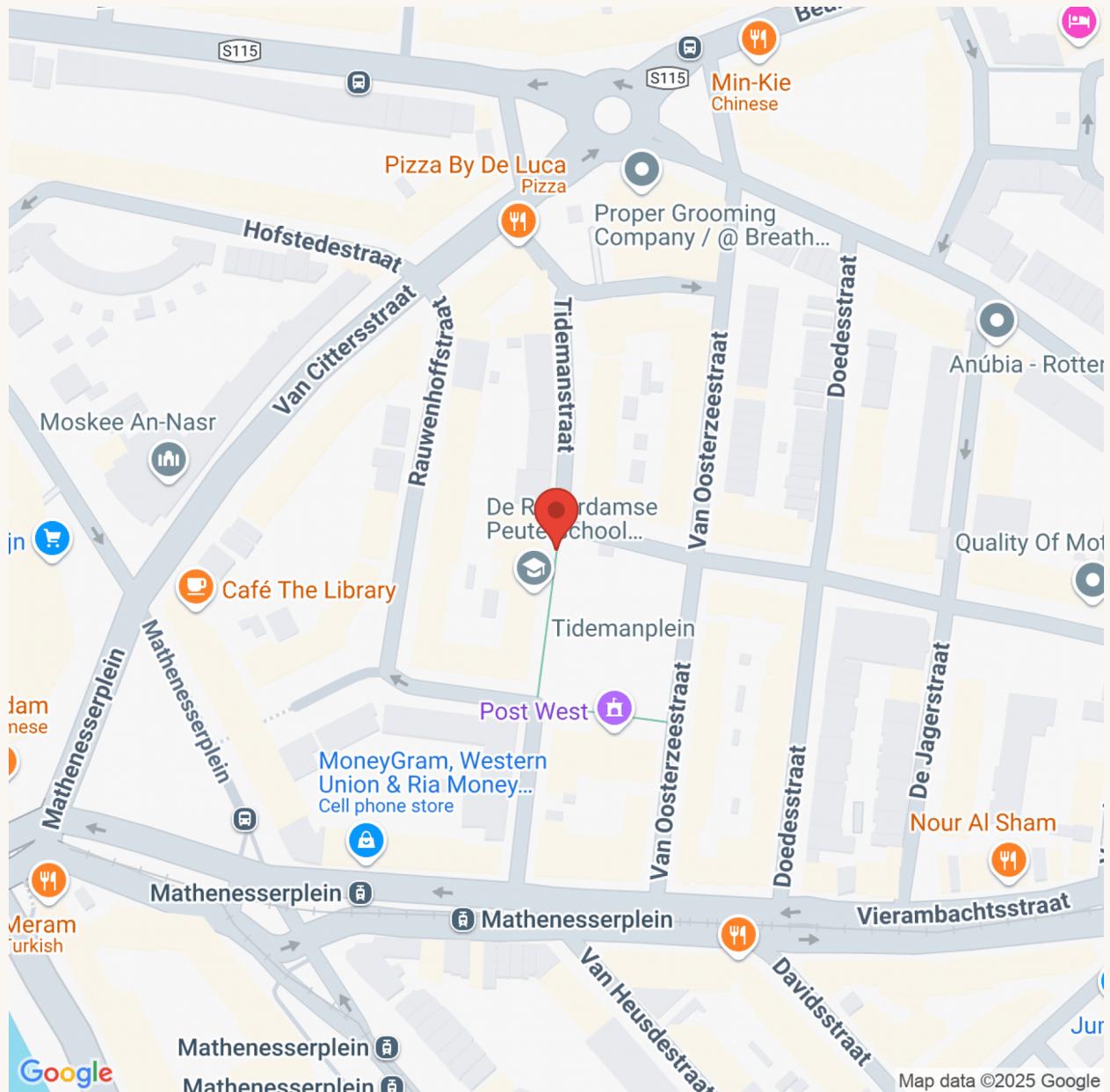


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