



PERFECT RENT



**Westduelstraat  
3082 RX Rotterdam**

**€ 900 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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

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<b>Price</b>	€ 900 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Build type</b>	Existing
<b>Living surface</b>	42m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	C

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Lovely 2-room apartment with spacious garden on the West-Duelstraat in Charlois for rent! The living space is rented in a partially furnished state and is located on the ground floor. The center can be reached in 10 minutes by bike and in 20 minutes by public transport. There are various shops, a supermarket and public transport connections in the vicinity.

Layout:

- Living room and open kitchen of approx. 26.5 m<sup>2</sup>.
- Bedroom of approx. 12m<sup>2</sup> with access to the garden.
- Bathroom of approx. 2m<sup>2</sup>.
- Garden.

Various features:

- Inventory/Decoration: PVC floor
- Kitchen facilities: combi microwave with oven function, induction hob, dishwasher, refrigerator with freezer.
- Bathroom facilities: shower with thermostatic mixer tap, floating toilet, sink with washbasin.
- Heating system: central heating boiler.
- Glazing: double glazing.

Conditions:

The monthly rent is € 900,-. This rental price does not include the service costs of € 5,- per month. The additional monthly costs consist of gas, water, electricity, internet, TV and municipal taxes. For a rough estimate of the additional costs, you can look at the Nibud (National Institute for Budget Information) website under the heading expenses. As a broker, we help you close the deal free of charge

Income requirement for working people:

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

Income requirement students:

- This property is not suitable for students.

Guarantor income requirement:

- Living or working in the Netherlands.
- Sufficient income and/or assets to meet the rental obligations under the guarantee in addition to your own expenses.



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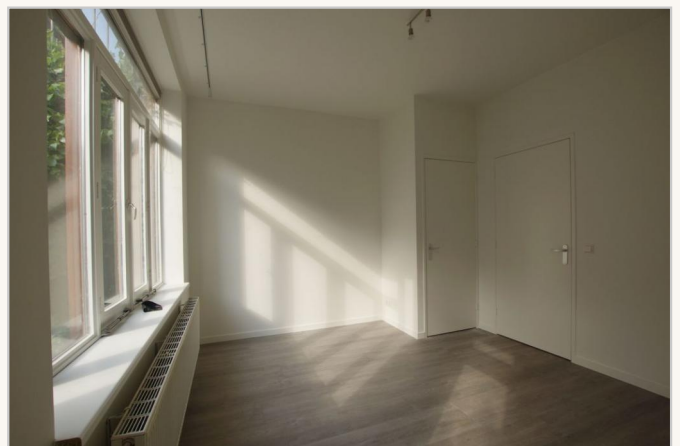
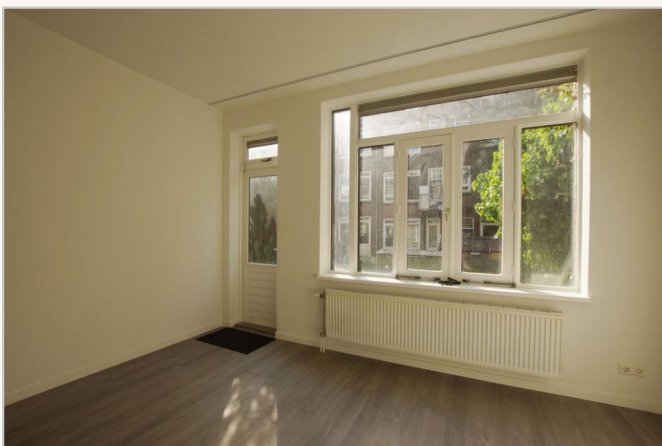
- The same requirements as for employees or self-employed persons.

Interested?

We schedule viewings by email. This way we can give you a clear picture of the rental process. Therefore, respond to the advertisement or email us. We normally respond within two working days. Thanks in advance!



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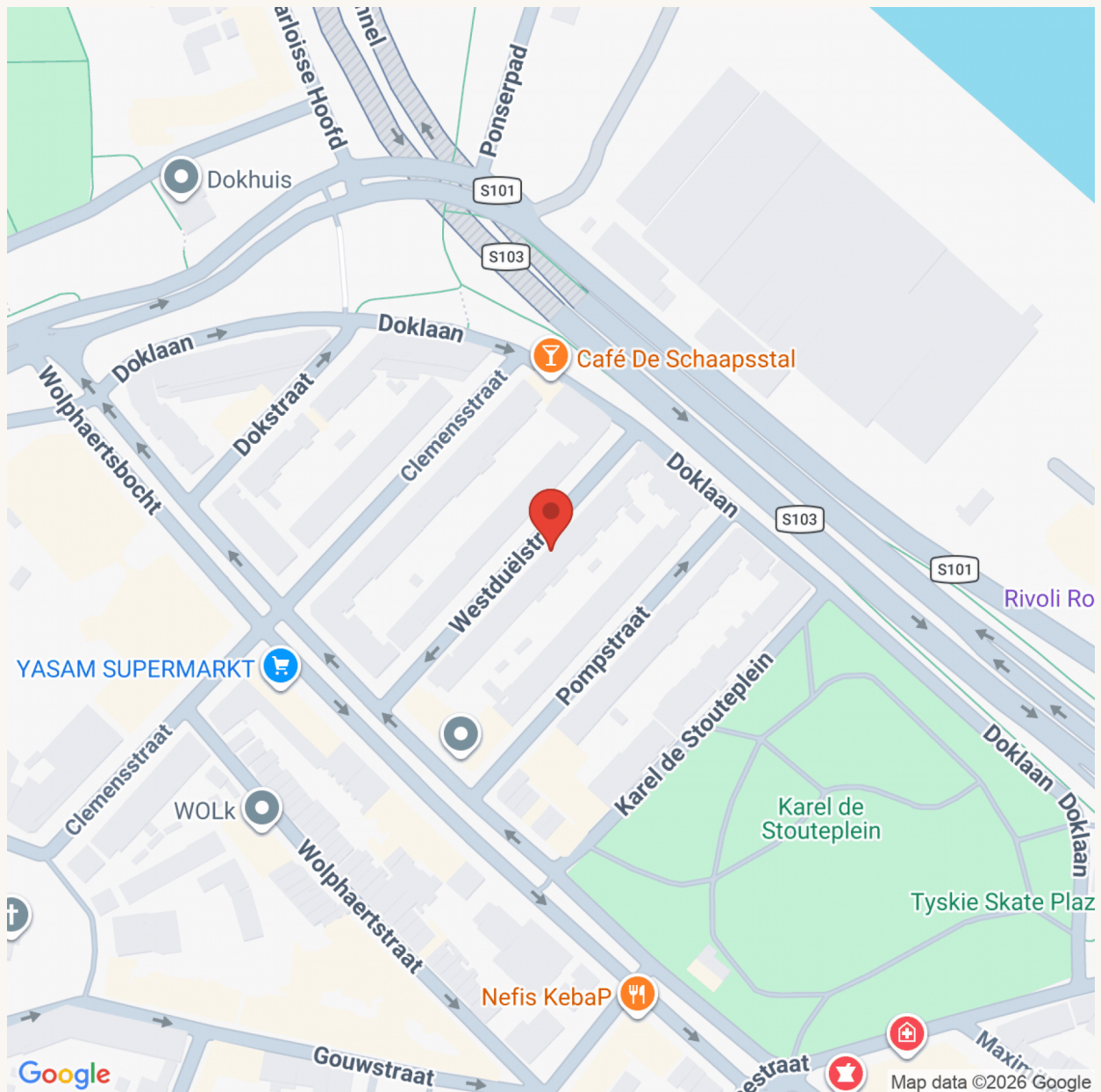
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