



PERFECT RENT



**Hoflaan**  
**3062 JD Rotterdam**

**€ 1.985 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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<b>Price</b>	€ 1.985 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 10
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Double downstairs house
<b>Living surface</b>	120m <sup>2</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	2
<b>Floors</b>	2
<b>Energy label</b>	D

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## PERFECT RENT

Very spacious double floor house at the Hoflaan in Kralingen for rent. The accommodation is rented in partly decorated condition and is situated ground floor and first floor. The city centre is reachable in 10 minutes by bike and in 10 minutes by public transport. In short distance you can find the cozy Lusthofstraat with several shops and supermarkets.

### Layout:

#### Ground floor:

- Bedroom of 24m<sup>2</sup> (easily divisible into two separate rooms if necessary).
- Bedroom of 10m<sup>2</sup>.
- Bathroom of approx. 7m<sup>2</sup>.
- Separate toilet.
- Basement of approx. 7m<sup>2</sup>.

#### First floor:

- Living room with open kitchen with an area of approx. 30m<sup>2</sup>.
- Dining room of approx. 16m<sup>2</sup>, accessible from the living room with sliding doors or through the hallway.
- Study of approx. 4m<sup>2</sup>.
- Separate toilet.

### Various characteristics:

- Inventory/Decoration: the majority of the first floor has a wooden floor, which belongs to the rented property. The floor covering present on the ground floor, lamps and window coverings may be replaced as desired.
- Kitchen facilities: cooker, oven, fridge, freezer, dishwasher and exhaust.
- Bathroom facilities: bathtub, shower, washing basin and toilet.
- Heating facilities: central heating system.
- Paid parking with residents parking permit.
- The property has energylabel D.

### Conditions:

- The monthly rent is € 1.985,-. This rent is exclusive of the service costs of € 10,- per month. 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. These costs are lower than normal due to energy efficient installations (without any guarantee).
- Applying for rent subsidy is not possible.
- The deposit equals € 1.995,-.
- Habitation is possible for 2 persons or a family with 1 or 2 children.
- The minimum rental period is 12 months.
- Smoking inside the accommodation is not permitted.
- Pets are not permitted.



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### Income requirement working people:

- 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 through an automated system. This way we can give you a clear picture of the rental process. Please respond directly to this advertisement. We normally reply within five working days. Thank you for your effort!



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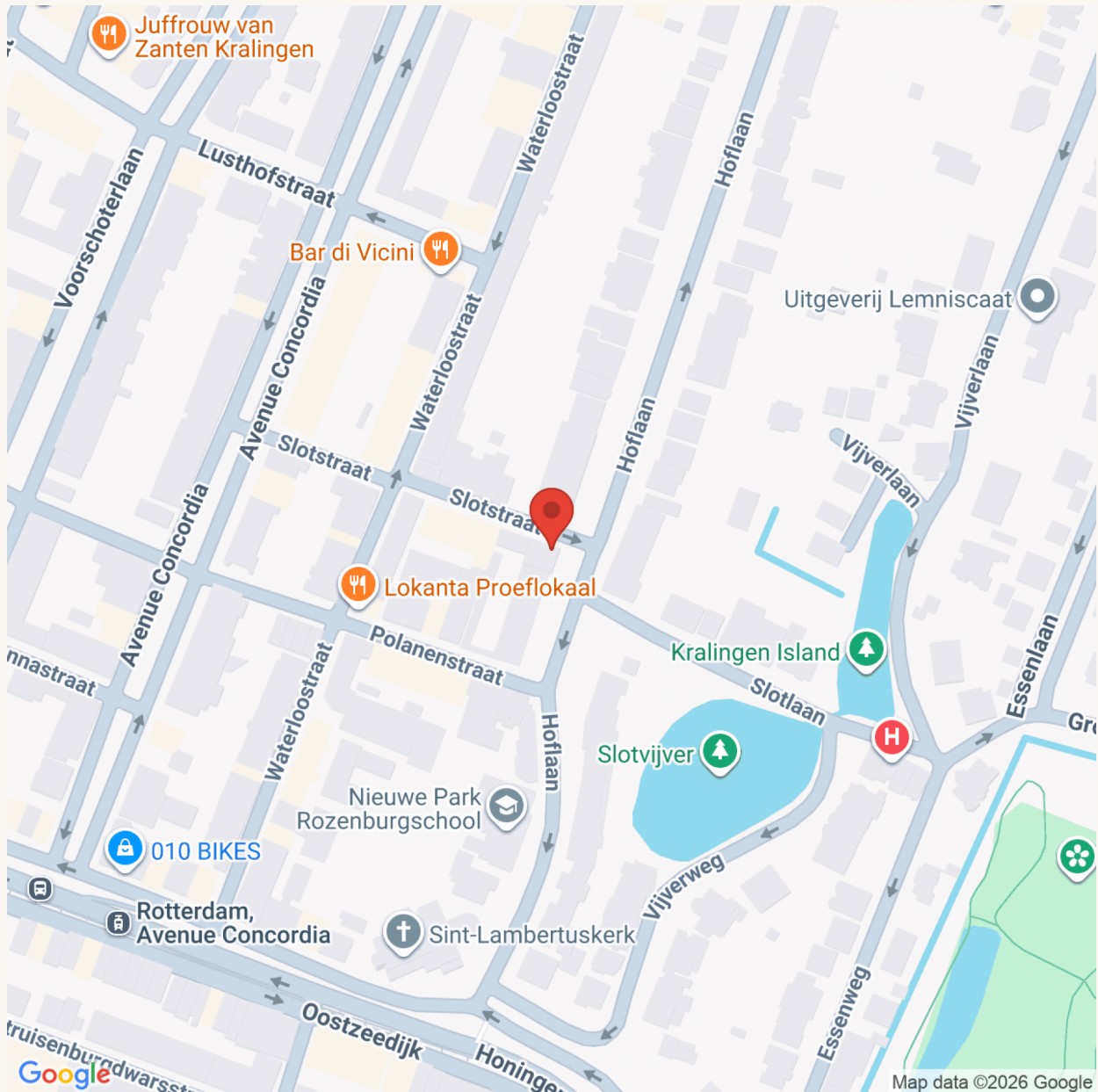
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