PERFECT RENT



Robert Baeldestraat
3061 TK Rotterdam

€ 1.026 p.m. ex.

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Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.026 p.m. ex.
Decoration	Partly furnished
Service charges	€ 50
Status	Rented
Acceptance	Directly
Apartment type	Apartment w/ access balcony
Living surface	59m²
Rooms	2
Bedrooms	1
Floors	1
Energy label	A
Balcony	Yes

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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Recently renovated 2-room apartment on the Robert Baeldestraat in Kralingen for rent. The living space is rented in partially furnished condition and is located on the second floor. The center can be reached in 2 minutes by bike and in 5 minutes by public transport. Within walking distance are Oostplein and the Lusthofstraat with various nice bars/restaurants, supermarkets and the metro/tram station.

Layout:
- Living room with open kitchen of approx. 27 m². The living room offers a lot of light with a large window and a beautiful view of the adjacent park. It is also very practical to divide. From the living room you can also reach a small balcony.
- Bedroom of approx. 11 m².
- Bathroom of approx. 6 m².
- Separate toilet.
- Hall of approx. 6 m².
- Storage room in the basement of approx. 4 m². Ideal for storing bicycles.

Various features:
- Inventory/Decoration: laminate flooring.
- Bathroom facilities: shower, washbasin and towel radiator.
- Heating system: central heating combi boiler.
- Glazing: double glazing.
- The house has energy label A.
- Paid parking with resident parking permit.

Conditions:
- The monthly rent is € 1,025.87. The additional monthly costs consist of gas, water, electricity, internet, TV and municipal taxes. For a rough estimate of the additional costs, please visit the website of Nibud (National Institute for Budget Information) under the heading expenses. As a broker, we help free of charge with concluding the utility agreements.
- Applying for rent allowance is not possible.
- The deposit is € 1,075.87.
- Occupancy is possible for a maximum of 2 people.
- The minimum rental period is 12 months.
- Smoking is not permitted in the house.
- Pets are not permitted.

Income requirement for workers:
- 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 the employment contract of at least 10 months or a letter of intent for extension.

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- 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, one may be eligible with a guarantor, or a security deposit increased by 1 to 2 months' rent.

Income requirement for students:
- This home is not suitable for students.

Income requirement for guarantor:
- Living or working in the Netherlands.
- Sufficient income and/or assets to be able to meet the rental obligations from the guarantee in addition to one's own expenses.
- The same requirements as for employees or self-employed persons.
- A guarantor only applies if you are a maximum of €200 below the income requirement.

Interested? We work with an automated system for viewing requests. To participate in the process, you must indicate your interest via the advertisement or use the "contact the agent" button. We normally respond within five working days. Thanks in advance for your efforts!

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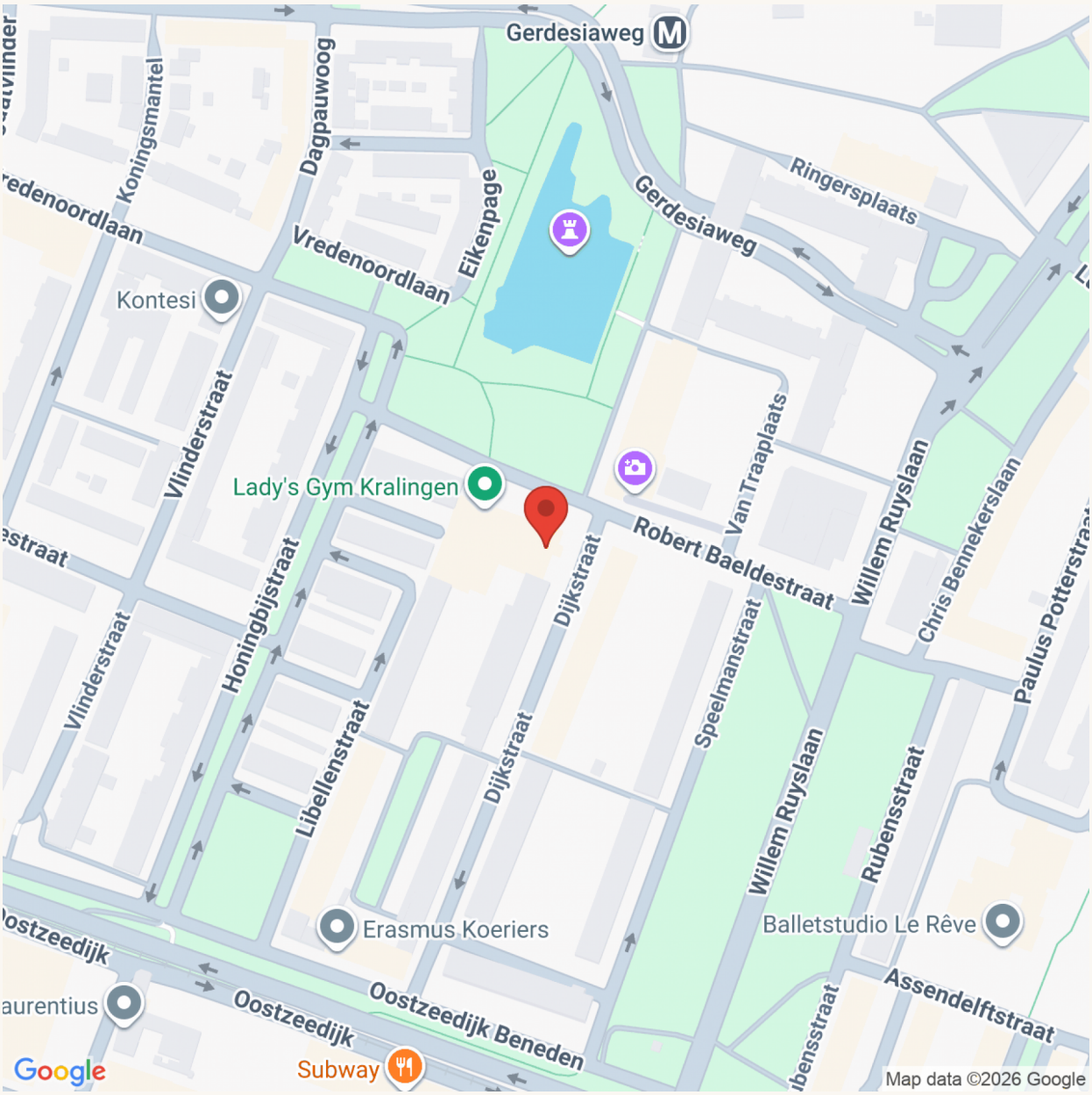

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