PERFECT RENT

Sint-Janstraat
3011 SB Rotterdam

€ 1.050 p.m. ex.

Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.050 p.m. ex.
Decoration	Partly furnished
Service charges	€ 35
Status	Rented
Acceptance	Directly
Apartment type	Walk-up flat, apartment
Build type	Existing
Living surface	69m²
Rooms	4
Bedrooms	3
Floors	1
Energy label	A
Balcony	Yes

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This living space is rented in partially decorated condition and is located on the second floor. This apartment on Sint Janstraat offers you the best of both worlds: the tranquility of a charming neighborhood and the vibrant energy of Rotterdam Center around the corner. With everything you need within reach - from cozy cafes and restaurants to supermarkets and public transport - this is a place where you will immediately feel at home.

Layout:
- Hall
- Kitchen of approx. 4.77 m² with access to the balcony of approx. 3.6 m² and access to the bathroom of 1.69 m².
- Bedroom of approx. 11 m²
- Bedroom of approx. 16.25 m²
- Room of approx. 5 m²
- Living room with access to the outdoor seating area of approx. 2 m²

Various features:
- Inventory/Furnishings: laminate flooring.
- Bathroom facilities: shower, sink 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 € 1,050,00. 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 you conclude the utility agreements free of charge.
- Applying for rent allowance is not possible.
- The deposit is € 1,085,00
- 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 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 the employment contract of at least 10 months or a letter of intent for extension.
- For self-employed persons: confirmation of income by an external accountant for the entire past financial year

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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 property 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 broker" button. We normally respond within five business days. Thanks in advance for your efforts!

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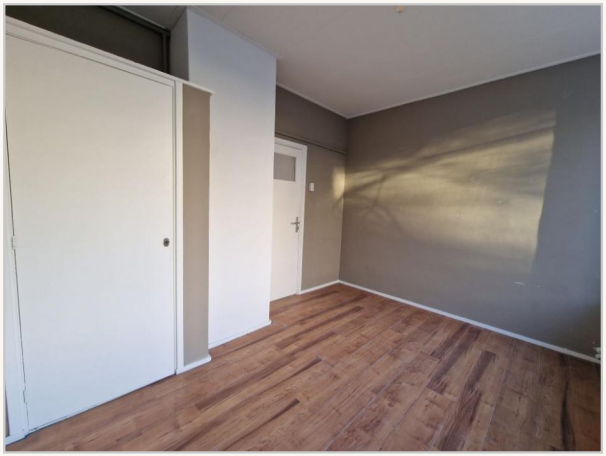

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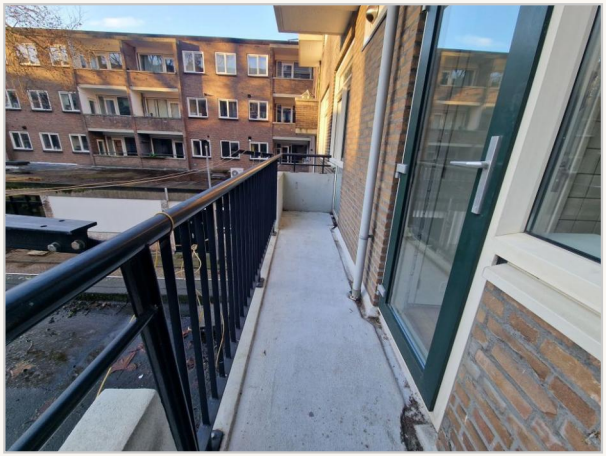
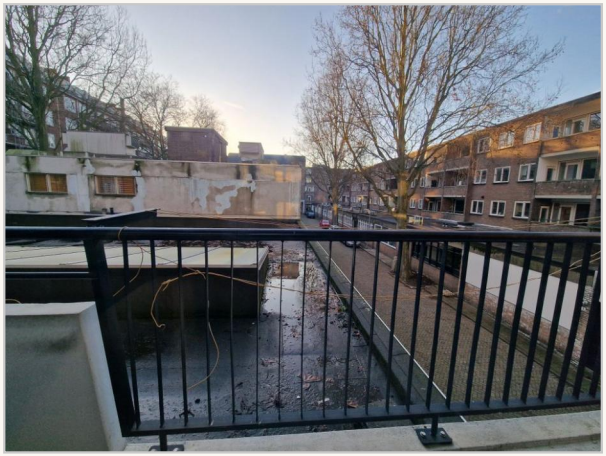

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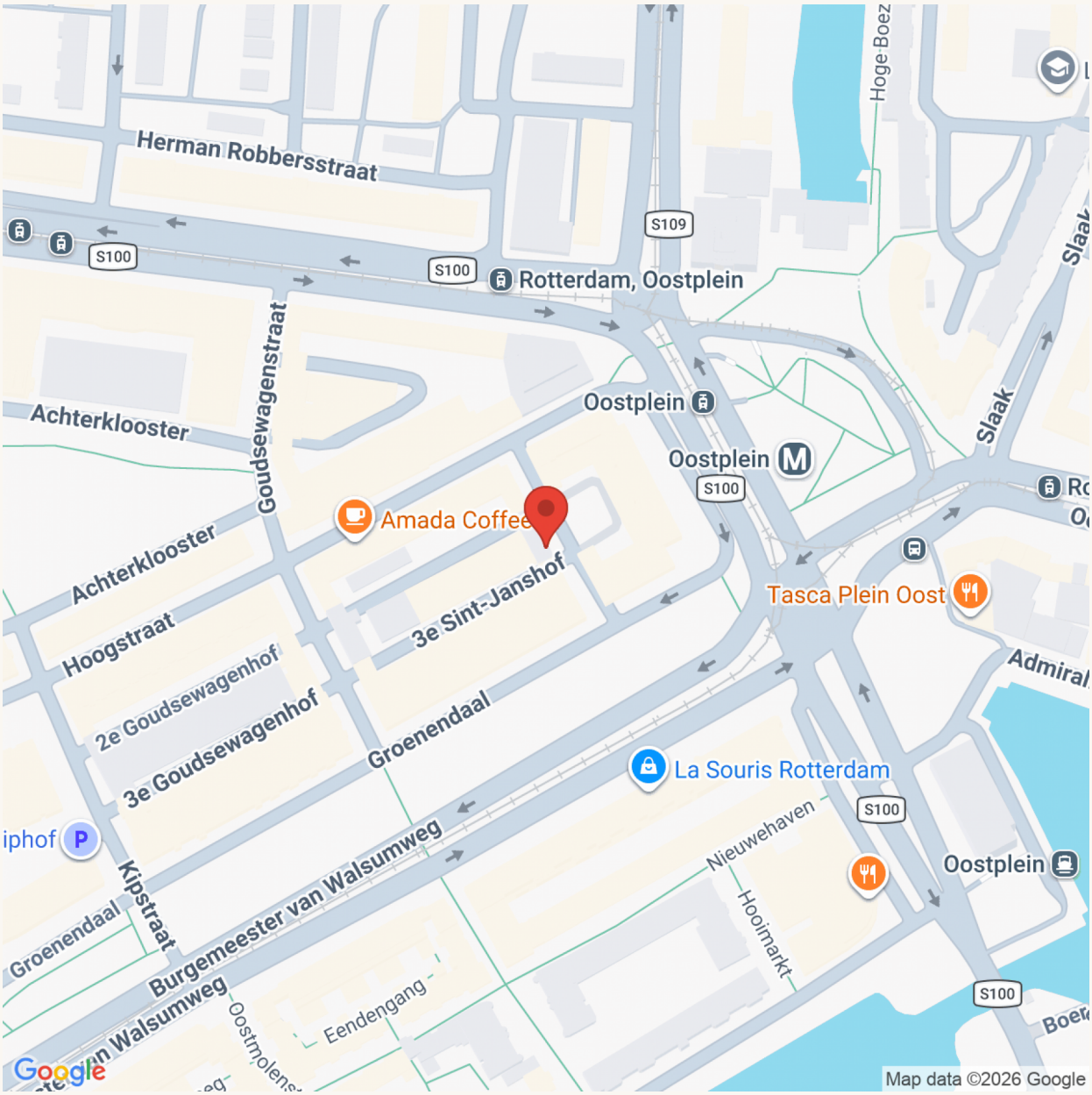

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