



PERFECT RENT



's-Gravenweg
3065 SC Rotterdam

€ 1.495 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.495 p.m. ex.
Service charges	€ 10
Status	Rented
Acceptance	Directly
Apartment type	Ground floor apartment, apartment
Build type	Existing
Living surface	74m ²
Rooms	3
Bedrooms	2
Floors	1
Energy label	B

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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A recently renovated, beautiful 2-bedroom apartment on 's-Gravenweg in Prins Alexander is available for rent. The living space is being rented partially furnished and is located on the ground floor. The center can be reached in 15 minutes by bike and in 13 minutes by public transportation. The Capelsebrug metro station is just around the corner, as is the Spar supermarket, and it is less than a 10-minute bike ride to Erasmus University or the Kralingse Bos.

Please note: the house will be rented unfurnished.

Layout:

Spacious living room with open kitchen of approx. 30 m². The kitchen provides access to the spacious patio of approx. 11 m².

Bedroom of approx. 8.60 m² with bathroom en suite.

- Additional room of approx. 9.00 m², ideal as a wardrobe room or home office.
- Modern bathroom with toilet of approx. 4.20 m².
- Indoor storage room with washing machine connection of approx. 4.5 m².
- Separate toilet.
- Hallway of approx. 5 m².

Various characteristics:

- Inventory/decoration: floor and window coverings throughout the entire apartment.
- Kitchen facilities: induction cooktop, extractor hood, refrigerator, dishwasher and combination microwave.
- Bathroom facilities: toilet, sink and spacious walk-in shower.
- Heating system: block heating.

Glazing: double glazing.

Parking space in the parking lot for rent for approx. €46 per month (subject to availability).

Please note: the monthly costs for gas and electricity consumption for this property may be higher than average. An advance payment is made to the supplier ISTA, which is determined by the consumption of the previous tenant. Please note that this amounts to approximately €300.00 per month. The installment amount cannot be adjusted in the first year. Of course, you will be billed annually based on actual consumption.

Conditions:

- The monthly rent is €1,495. The additional monthly costs consist of gas, water, electricity, internet, TV and municipal taxes. For a rough estimate of the additional costs, please refer to the website of Nibud (National Institute for Budget Information) under the heading expenses. As a real estate agent, we will assist you free of charge in concluding the utility contracts.

It is not possible to apply for housing benefit.

The deposit is €2,990.

The property can be occupied by a maximum of 2 people. Occupancy by 2 people is only suitable for a couple, not



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for people sharing.

The minimum rental period is 12 months.

Smoking is not permitted in the property.

- Pets are not allowed.

Income requirement for working people:

- Gross income of 3.5 times the rent (basic rent + savings). Savings may be added to the gross monthly income at a rate of 1%.

- For employees: a remaining term of employment of at least 10 months or a letter of intent for an extension.

For the self-employed: confirmation of income by an external accountant for the entire past financial year and the current financial year (forecast).

- In other cases, you may be eligible with a guarantor, or a deposit increased by 1 to 2 months' rent.

Income requirement for students:

- This home is not suitable for students.

Income requirement for guarantors:

- 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 your own expenses.

Furthermore, the same requirements as for employees or self-employed persons.

A guarantor only applies if you are €200 below the income requirement of €5,232.50.

Interested?

We schedule viewings via an automated system. This allows us to give you a clear picture of the rental process.

Therefore, please respond to this ad immediately. We usually respond within five working days. Thank you in advance for your time and effort!

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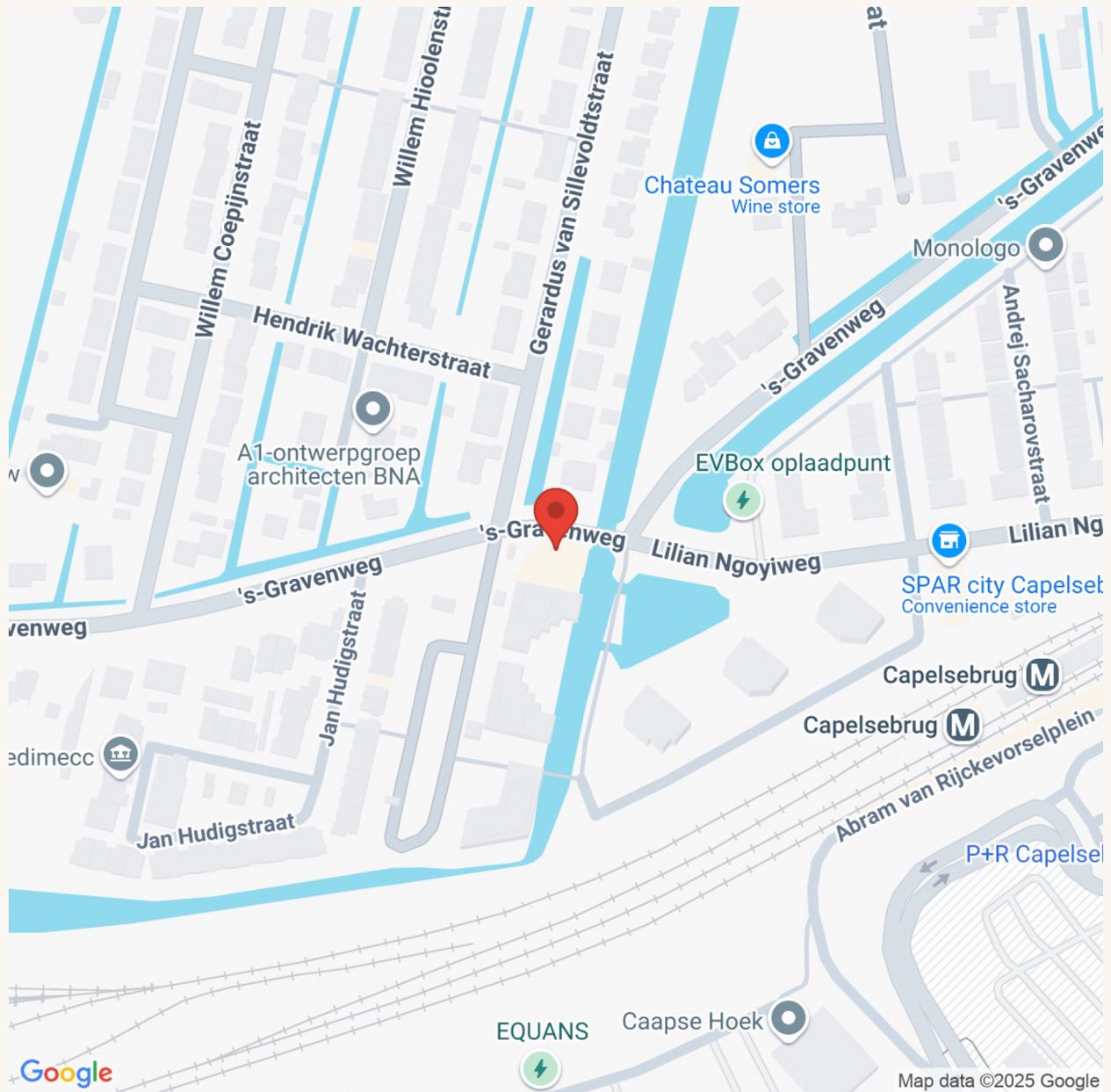


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