



PERFECT RENT



**Karel Doormanstraat
3012 GH Rotterdam**

€ 1.775 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.775 p.m. ex.
Decoration	Partly furnished
Service charges	€ 75
Status	Rented
Acceptance	Directly
Apartment type	Mezzanine
Maintenance inside	Excellent
Living surface	60m ²
Rooms	3
Bedrooms	1
Floors	1
Energy label	A
Hot water	City heating
Heating	City heating
Balcony	Yes, 17m ²

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Beautiful 3-room apartment for rent on Karel Doormanstraat in the heart of the city centre. The apartment is offered partly furnished and is located on the second floor. Here, you can enjoy the benefits of city life every day while living in a quiet environment. Within a short walk, you will find the Koopgoot, the Witte de Withstraat, the Lijnbaan, and a supermarket for daily groceries. Central Station can be reached in about a 50-minute walk. please take note that the photos are of a similar apartment on the third floor.

Layout:

- Living room with modern open kitchen of approx. 22m². From the living room you have access to a balcony of approx. 17m²
- Extra room adjacent to the living room, approx. 8 m² in size, which could be used, for example, as a home office.
- Bedroom of approx. 12m².
- Modern bathroom of approx. 3m².
- Separate second toilet.
- Laundry room of approx. 1m².
- External storage unit
- Shared bicycle storage

Various characteristics:

- Inventory/Decoration: PVC flooring and lamps.
- Facilities kitchen: induction cooktop with built-in extractor, fridge/freezer, dishwasher, combination microwave and a built-in wine cabinet.
- Bathroom facilities: walk-in shower, washing basin, toilet and design-radiator.
- Heating facilities: district heating.
- Window type: double glazing.
- Paid parking with residents parking permit.
- The accommodation has the energy label A.

Conditions:

- The monthly rent is € 1.775,-. This rent is exclusive of the service costs of € 75,- per month. The costs for heating will be charged by the landlord on top of the monthly rent and amount to € 100,-. Additional monthly costs consist of 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.
- Applying for rent allowance is not possible.
- The deposit is €1.850,-.
- Habitation is possible for a maximum of 2 persons. Habitation by 2 persons is only suitable for a couple, not individual sharers.
- The minimum rental period is 12 months.
- Smoking in the apartment is not allowed.



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- Pets are not permitted, with exception of necessary service animals.

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 work with an automated system for viewing requests. To participate in the process you need to express your interest through the advertisement or use the button "contact the agent". We normally reply within five working days. Thank you for your effort!

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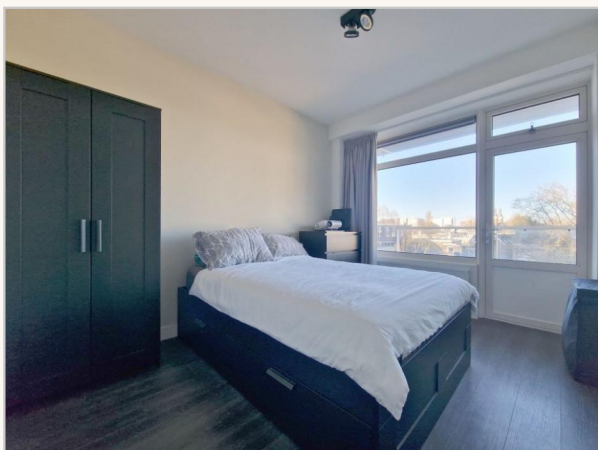
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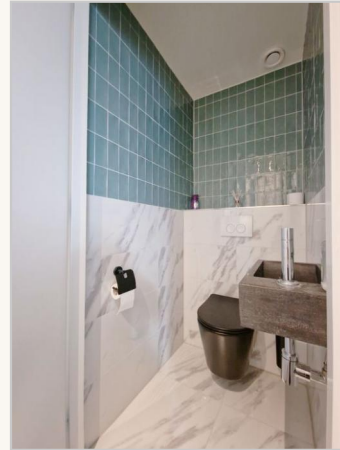
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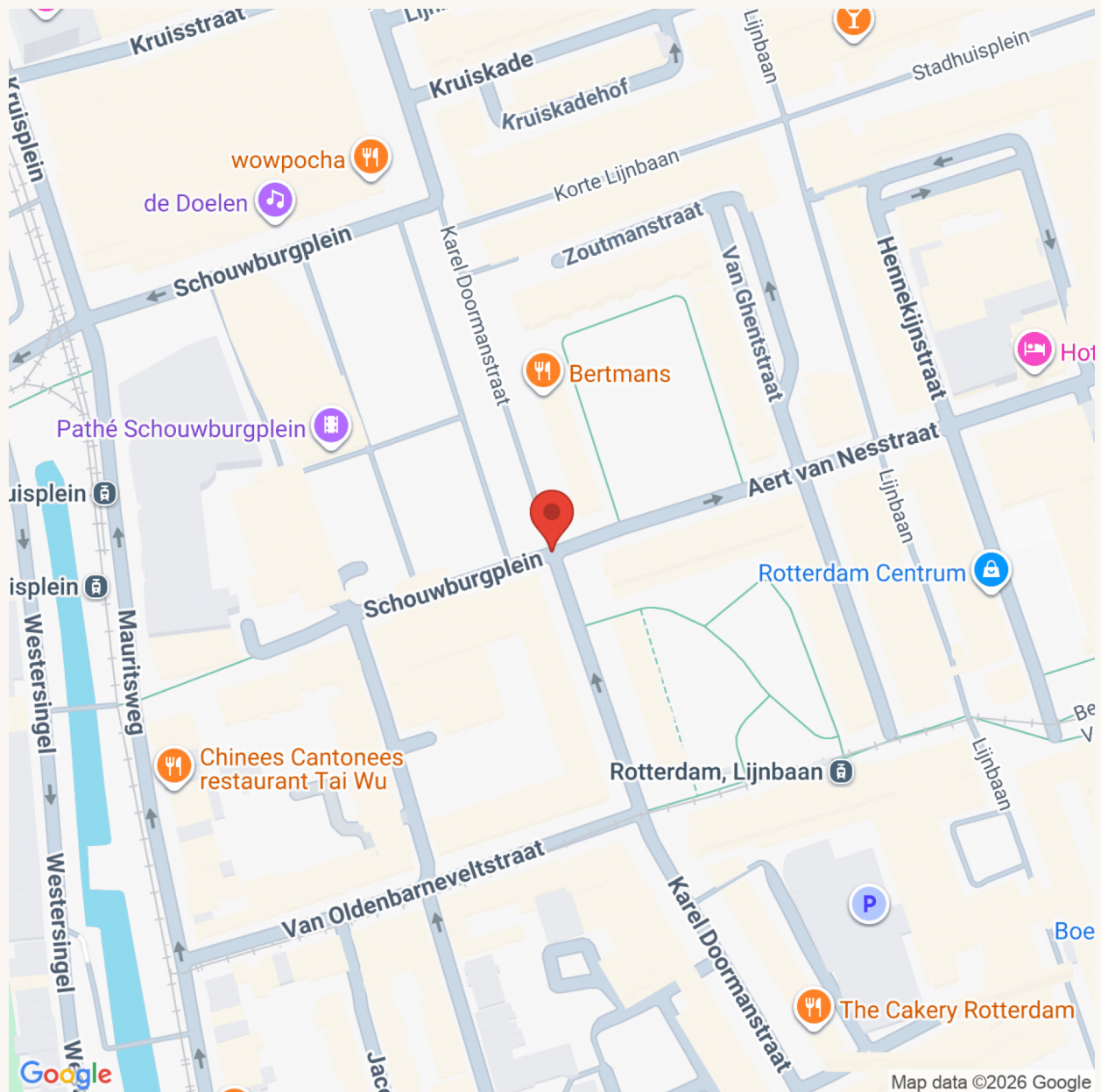
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