



**'s-Gravenweg
3065 SC Rotterdam**

€ 1.079 p.m. ex.





PERFECT RENT

Price	€ 1.079 p.m. ex.
Service charges	€ 91
Status	Available
Acceptance	01-04-2025
Apartment type	Mezzanine, apartment
Build type	Existing
Living surface	54m ²
Rooms	1
Bedrooms	1
Floors	1
Energy label	A

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Beautiful 1-bedroom apartment on 's-Gravenweg in Prins Alexander for rent. The living space is rented out in its current state and is located on the second 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 Kralingse Bos.

Please note that the advertised photos are of a different, similar apartment.

Layout:

Spacious living room with open kitchen of approx. 29.2 m².

Bedroom of approx. 12.5 m² with ensuite bathroom.

Ensuite bathroom with toilet of approx. 4 m².

Separate toilet.

Hallway of approx. 5 m².

External storage room.

Beautiful shared courtyard with picnic tables.

The complex's green areas are beautifully landscaped and well maintained. This lovely spot on the water is a great place to relax after a busy day. It is also an ideal way to get to know your neighbors a little better.

Various characteristics:

- Inventory/Furnishings: the house is rented unfurnished.

Kitchen facilities: hob, extractor hood, dishwasher and combination microwave.

Bathroom facilities: shower, sink, toilet and designer radiator.

Heating system: district heating.

Glazing: double glazing.

The house has an A energy rating.

Parking spaces in the parking lot in front of the door can be rented for approx. €45.38 per month (subject to availability).

Access to the house is via the stairwell or the two elevators.

Conditions:

The monthly rent is €1,078.50. This rental price does not include the service costs of €91.10 per month. The additional monthly costs consist of heating, 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 assist free of charge in concluding the utility contracts.

It is not possible to apply for housing benefit.

The deposit is €2,157.

The property can be occupied by a maximum of 2 people. Occupancy by 2 people is only suitable for a couple, not 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 + service costs). Savings may be added at 1% to the gross monthly income.

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 a maximum of € 200 below the income requirement of € 4,093.60.

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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3034 SH Rotterdam

pararius

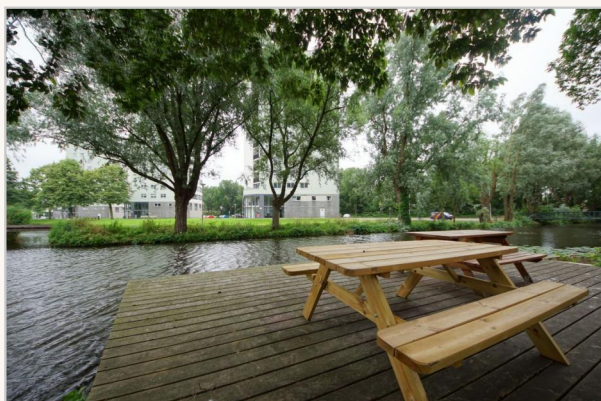
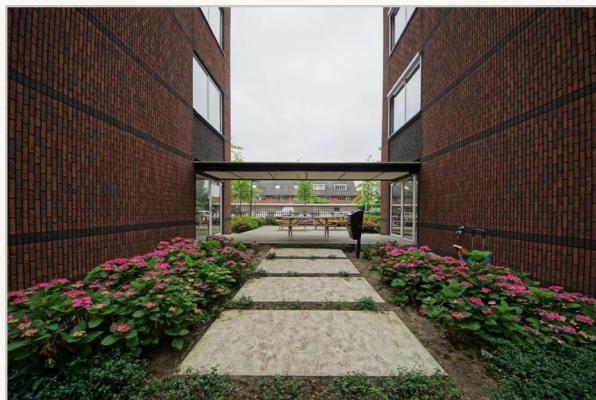
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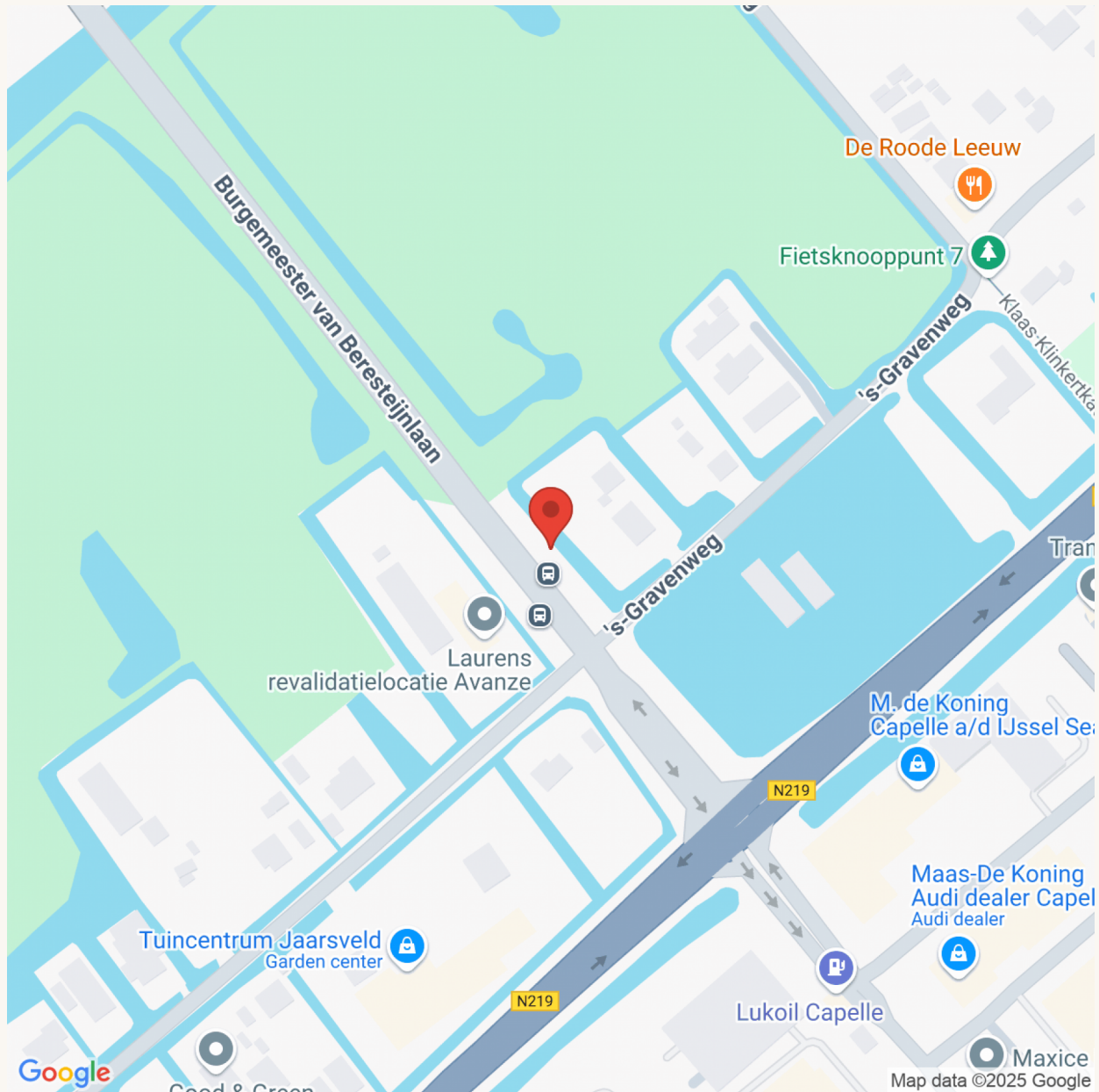


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