

's-Gravenweg
3065SC Rotterdam

€ 1.099 p.m. ex.





PERFECT RENT

Price	€ 1.099 p.m. ex.
Service charges	€ 91
Status	Available
Acceptance	01-06-2025
Apartment type	Walk-up flat, apartment
Build type	Existing
Living surface	57m ²
Rooms	2
Bedrooms	1
Floors	1
Energy label	A

Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Beautiful 2-room apartment on 's-Gravenweg in Prins Alexander for rent. The living space is rented unfurnished and is located on the third floor. The city center can be reached in 15 minutes by bike and in 13 minutes by public transport. Around the corner is the Capelsebrug metro station and the Spar supermarket, and it is less than a 10-minute bike ride to Erasmus University or the Kralingse Bos.

Please note that the photos shown are of another similar apartment. The property will be delivered unfurnished!

Layout:

- Spacious living room with open kitchen of approx. 32 m².
- Bedroom of approx. 12.5 m² with en-suite bathroom.
- En-suite bathroom with toilet of approx. 4 m².
- Separate toilet.
- Hall of approx. 5 m².
- External storage room.
- Beautiful shared courtyard garden with picnic tables.

The grounds of the complex are beautifully landscaped and well maintained. This lovely spot by the water is a great place to relax after a busy day. It is also an ideal way to get to know your neighbors.

Various features:

- Inventory/Furnishings: the property will be rented unfurnished.
- Kitchen amenities: hob, extractor hood, dishwasher, and combination microwave.
- Bathroom amenities: shower, sink, toilet, and designer radiator.
- Heating system: district heating.
- Glazing: double glazing.
- The property has energy label A.
- Parking spaces in the parking lot in front of the door can be rented for approximately €46 per month (if available).
- Access to the property via the stairwell or the two elevators.

Conditions:

- The monthly rent is €1,098.74. This rent 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 visit 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 rent allowance.
- The deposit is €2,197.48.
- The property can be occupied by a maximum of 2 people. Occupancy by 2 people is only suitable for a couple,



not for housemates.

- 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 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 to extend the employment contract.
- For self-employed persons: confirmation of income by an external accountant for the entire previous financial year and the current financial year (forecast).
- In other cases, it may be possible to qualify with a guarantor or a security deposit increased by 1 to 2 months' rent.

Income requirement for students:

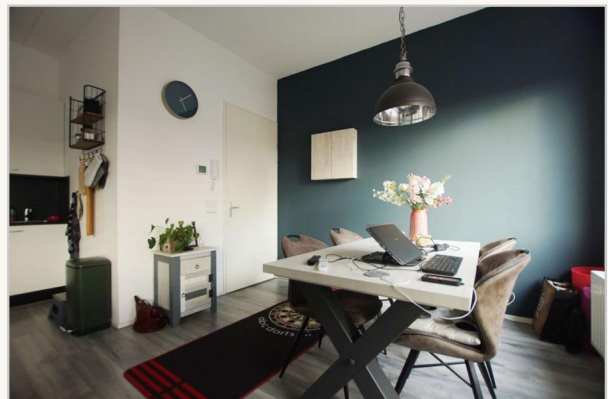
- This property is not suitable for students.

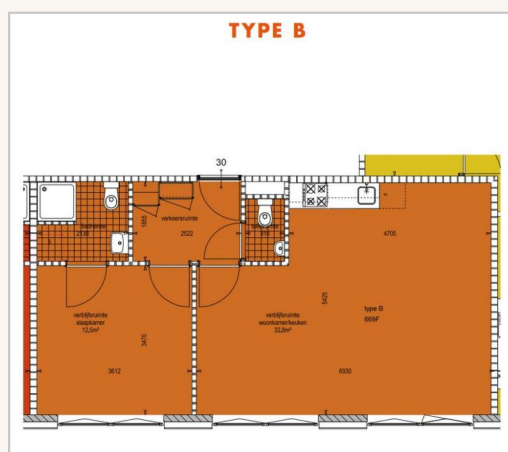
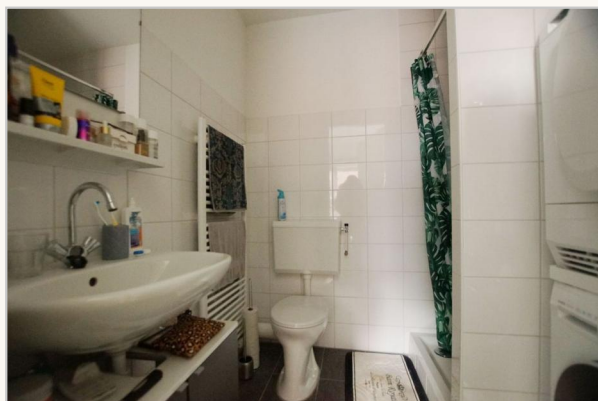
Income requirement for guarantor:

- Living or working in the Netherlands.
- Sufficient income and/or assets to meet the rental obligations under the guarantee in addition to your own expenses.
- Otherwise, the same requirements as for employees or self-employed persons.
- A guarantor is only required if your income is less than €200 below the income requirement of €4,394.00.

Interested?

We schedule viewings through an automated system. This allows us to give you a clear picture of the rental process. Please respond to this advertisement immediately. We will normally respond within five working days. Thank you in advance for your effort!

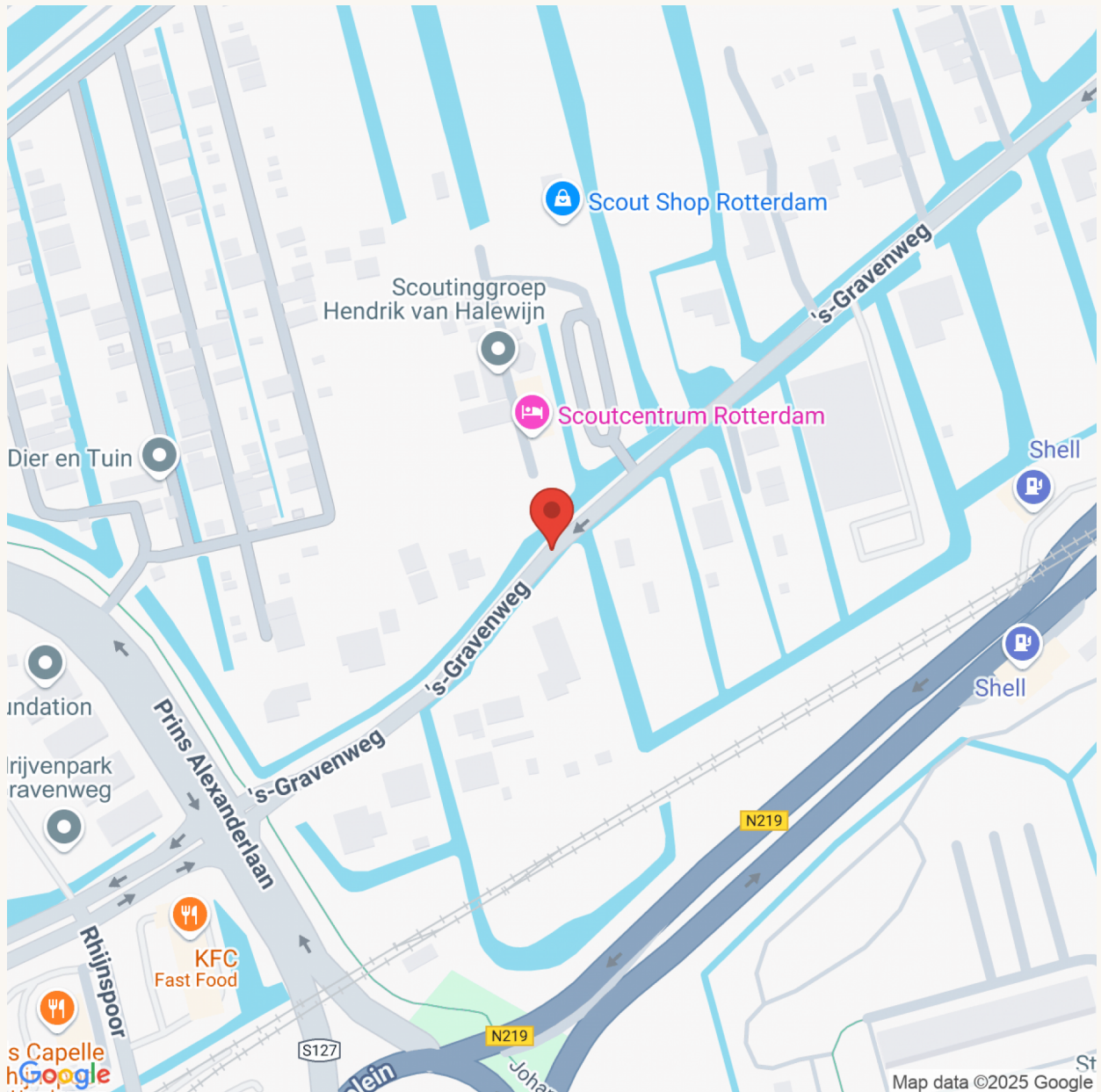








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