



PERFECT RENT



**Bethlehemstraat
3061 GA Rotterdam**

€ 875 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 875 p.m. ex.
Decoration	Partly furnished
Service charges	€ 15
Status	Rented
Acceptance	Directly
Apartment type	Upper floor apartment, apartment
Build type	Existing
Living surface	48m ²
Rooms	2
Bedrooms	1
Floors	1
Energy label	C

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This charming one-bedroom apartment is located in a quiet side street of the lively Oudedijk. The location is ideal: within walking distance of nice cafes, shops, the Kralingse Bos, and public transportation.

The apartment has a bright living room with open kitchen, a separate bedroom, and bathroom with shower. Perfect for a starter or working professional who wants to live in one of the most popular neighborhoods in Rotterdam!

Layout:

- Spacious entrance.
- Living room with open kitchen of approx. 28 m².
- Second bedroom of approx. 12 m².
- Bathroom with toilet of approx. 1.7 m².
- Bedroom of approx. 17 m².

Various features:

- Inventory/Furnishings: the property is rented out in a partially furnished state.
- Kitchen facilities: stove and extractor hood.
- Bathroom facilities: shower, sink, and toilet.
- Heating system: central heating
- Glazing: double glazing.

Conditions:

- The monthly rent is €875.49. 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 Nibud (National Institute for Budget Information) website 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 security deposit is €890.49.
- The property can be occupied by a maximum of 2 people.
- The minimum rental period is 12 months.
- Smoking is not permitted in the property.
- Pets are not allowed.

Income requirement for employees:

- Gross income of 3.5 times the rent. Savings may be added to the gross monthly income at a rate of 1%.
- For employees: a remaining term of employment contract of at least 10 months or a letter of intent for renewal.
- For self-employed persons: confirmation of income by an external accountant for the entire past 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.

Guarantor income requirement:

- Living or working in the Netherlands.
- Sufficient income and/or assets to meet the rental obligations from the guarantee in addition to your own expenses.
- Otherwise, the same requirements as for employees or self-employed persons.

Interested?

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



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