PERFECT RENT



Oudedijk
3061 AE Rotterdam

€ 1.019 p.m. ex.

Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.019 p.m. ex.
Decoration	Partly furnished
Status	Rented
Acceptance	Directly
Apartment type	Upper floor apartment, apartment
Build type	Existing
Living surface	72m²
Rooms	3
Bedrooms	2
Floors	2
Energy label	C

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Beautiful, spacious 3-room apartment for rent on the Oudedijk in Kralingen. The property is rented out semi-furnished and is located on the second and half of the third floor. The city center can be reached within 10 minutes by bike or public transport. Nearby you will find Erasmus University, Lusthofstraat with various shops and supermarkets, the Kralingse Plas, and public transport connections.

PLEASE NOTE: The property is ONLY available to a STUDENT who is not from the municipality of Rotterdam. The maximum rental period is 2 years.

Layout – Second floor:

- Living room with open kitchen, approx. 45m².
- Additional room, ideal as storage space or home office, approx. 5.5m².
- Separate toilet.

Layout – Third floor:

- Bedroom of approx. 10m².
- Bathroom of approx. 8m².
- Hallway of approx. 3m².
- Storage space with washing machine connection.

Various features:

- Flooring: laminate.
- Kitchen facilities: gas hob, extractor hood, dishwasher, and refrigerator.
- Bathroom facilities: shower, sink, and toilet.
- Heating system: central heating combi boiler.
- Glazing: single glass.
- Paid parking with resident parking permit.

Conditions:

- Monthly rent is € 1.019,21. Additional monthly costs include gas, water, electricity, internet, TV, and municipal taxes. For an estimate of these additional costs, please refer to the Nibud (National Institute for Family Finance Information) website under the expenses section. As the rental agency, we will assist free

of charge with arranging utility contracts.
- Housing allowance cannot be applied for.
- The security deposit is € 2.038,00
- Minimum rental period: 12 months.
- Smoking inside the property is not allowed.
- Pets are not allowed.

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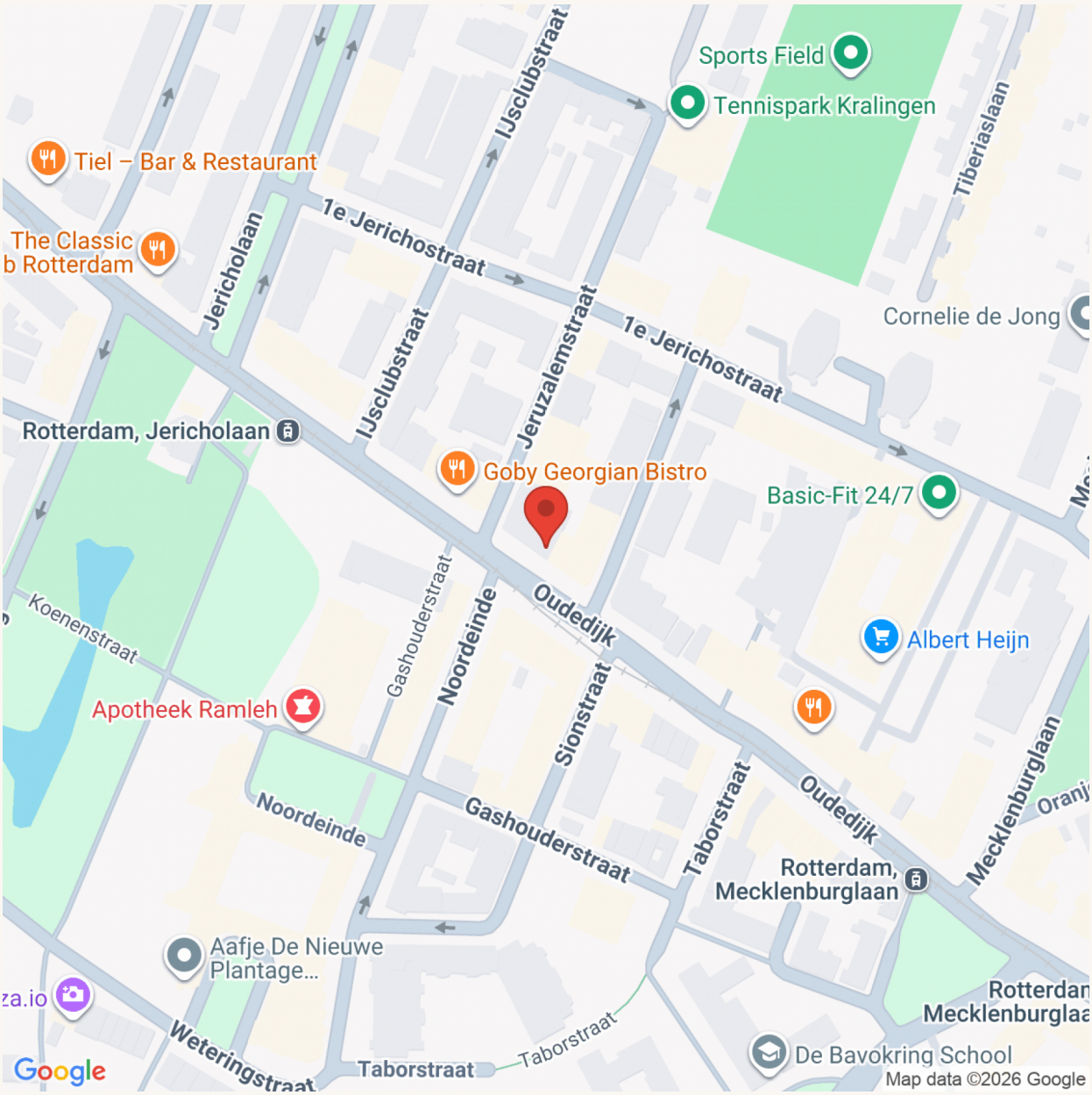

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