PERFECT RENT



Robert Baeldestraat
3061 TK Rotterdam

€ 1.052 p.m. ex.

Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.052 p.m. ex.
Service charges	€ 50
Status	Rented
Acceptance	Directly
Apartment type	Apartment w/ access balcony, apartment
Build type	Existing
Living surface	59m²
Rooms	2
Bedrooms	1
Floors	1
Energy label	A
Balcony	Yes

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

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Recently renovated 2-room apartment on Robert Baeldestraat in Kralingen for rent. The apartment is rented partially furnished and is located on the second floor. The city center is a 2-minute bike ride away and 5 minutes by public transport. Oostplein and Lusthofstraat, with several nice bars/restaurants, supermarkets, and the metro/tram station, are within walking distance.

Please note: The photos of this apartment are of a similar apartment. This apartment is rented WITHOUT a floor.

Layout:
- Living room with open-plan kitchen of approximately 27 m². The living room, with its large windows, offers plenty of light and a beautiful view of the adjacent park. It is also very practically designed. A small balcony is also accessible from the living room.
- Bedroom of approximately 11 m².
- Bathroom of approximately 6 m².
- Separate toilet.
- Hallway of approximately 6 m².

- Storage room in the basement of approximately 4 m². Ideal for storing bicycles.

Miscellaneous features:
- Bathroom amenities: shower, sink, and heated towel rail.
- Heating system: central heating boiler.
- Glazing: double glazing.
- The property has an energy label A.
- Paid parking with a resident's parking permit.

Conditions:
- The monthly rent is €1,102.35. Additional monthly costs include gas, water, electricity, internet, TV, and municipal taxes. For a rough estimate of additional costs, please visit the Nibud website (National Institute for Budget Information) under the heading "Expenses." As real estate agents, we offer free assistance with concluding utility agreements.
- Applying for rent allowance is not possible.
- The deposit is €1,075.87.
- Occupancy is permitted for a maximum of 2 people.
- The minimum rental period is 12 months. - Smoking is not permitted in the property.
- Pets are not permitted.

Income requirement for working people:
- Gross income of 3.5 times the rent. Savings may be added to the gross monthly income by 1%.
- For employees: a remaining term of the employment contract of at least 10 months or a letter of intent to extend.

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- For self-employed individuals: confirmation of income from an external accountant for the entire past and current financial years (forecast).
- In other cases, a guarantor or a security deposit increased by 1 to 2 months' rent may be eligible.

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 personal expenses.
- Otherwise, the same requirements apply as for employees or self-employed individuals. - A guarantor is only required if your income is a maximum of €200 below the required income.

Interested?
We use an automated viewing request system. To participate in the process, please express your interest in the listing or use the "contact the agent" button. We typically respond within five business days. Thank you in advance for your time!

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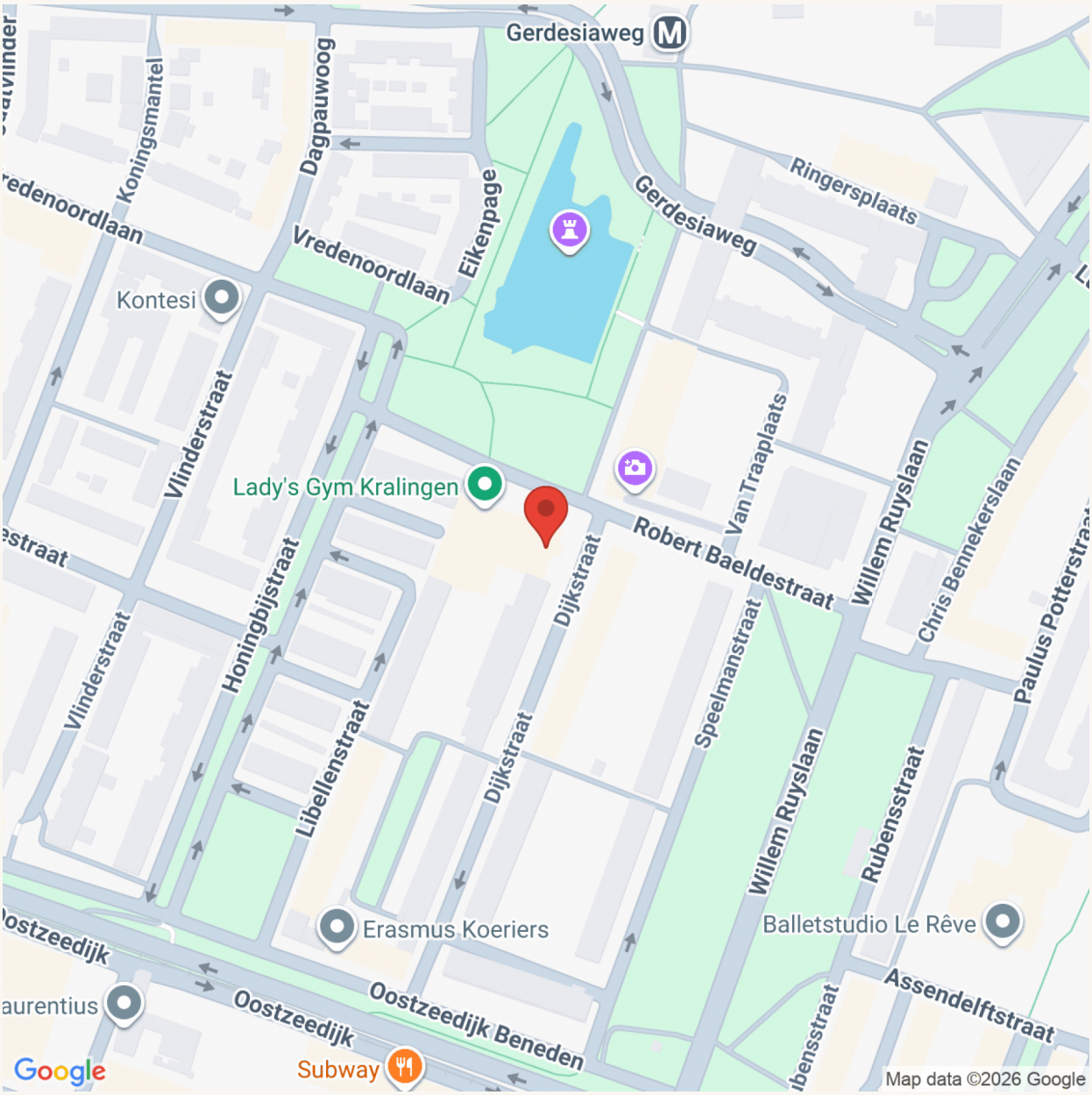

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