



PERFECT RENT



**Jaersveltstraat  
3082SH Rotterdam**

**€ 1.550 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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<b>Price</b>	€ 1.550 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Build type</b>	Existing
<b>Living surface</b>	85m <sup>2</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Floors</b>	2
<b>Energy label</b>	A
<b>Balcony</b>	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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Bright and neat 5-room apartment with spacious balconies on Jaersveltstraat in Charlois for rent. The apartment is rented partially furnished and is located on the first and second floors. The city center is a 15-minute bike ride away and 20 minutes by public transport. Various shops, a supermarket, and public transport connections are located nearby. The popular Zuidplein shopping center is also less than a 10-minute bike ride away.

#### Layout

- The apartment is located on the first and second floors and is accessible via the front garden on the street side.
- Living room of approximately 30m<sup>2</sup> with access to the 8m<sup>2</sup> balcony.
- Semi-open kitchen of approximately 6m<sup>2</sup> with access to the balcony.
- Room of approximately 5m<sup>2</sup> with built-in wardrobe.
- Hallway of approximately 5m<sup>2</sup>.
- Separate toilet of approximately 1.5m<sup>2</sup>.

#### Second floor:

- Bedroom of approximately 10.5m<sup>2</sup> with built-in wardrobe and access to the 8m<sup>2</sup> balcony.
- Bedroom of approximately 8m<sup>2</sup>.
- Room of approximately 5m<sup>2</sup> with access to the balcony.
- Bathroom of approximately 5m<sup>2</sup>.
- Hallway of approximately 6m<sup>2</sup>.

#### Various features:

- Kitchen amenities: hob, extractor hood, dishwasher, fridge and freezer.
- Bathroom amenities: shower, bath and sink.
- Heating system: central heating boiler. - Glazing: double glazing.
- Paid parking with a resident's parking permit.

#### Conditions:

- Basic rent: €1,550.00 per month.
- Utilities: not included and must be connected by the tenant. We are happy to assist with this free of charge.
- Deposit: equal to 1 month's basic rent.
- Type of lease: indefinite term with a minimum duration of 12 months.

#### 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.
- 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 an increased deposit may be eligible.

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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.
- The same requirements as for employees or self-employed individuals.

Interested?

Simply respond via the advertisement. You will then be guided step-by-step through the process using our Friva software. We schedule viewings exclusively through this system, ensuring everyone receives equal and transparent assistance.



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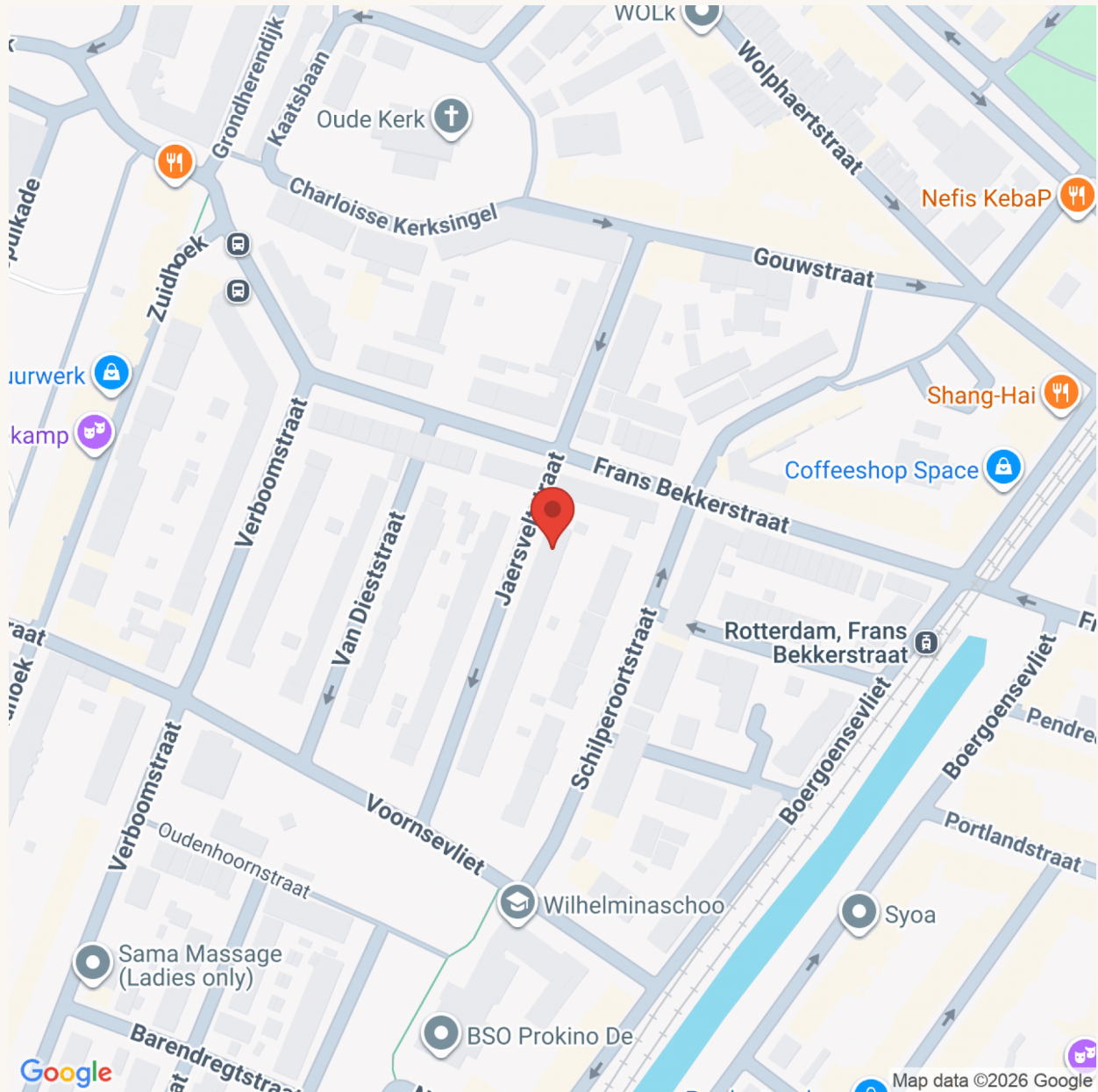


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