



PERFECT RENT



**Vlaggemanstraat
3038 LG Rotterdam**

€ 2.400 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 2.400 p.m. ex.
Decoration	Partly furnished
Service charges	€ 15
Status	Rented
Acceptance	Directly
Apartment type	Upper floor apartment, apartment
Build type	Existing
Living surface	93m ²
Rooms	4
Bedrooms	3
Floors	2
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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Perfect for 3 people sharing! Just a 5-minute bike ride from the city center, we offer a recently renovated, beautiful 4-room apartment on Vlaggemanstraat in Noord. The apartment is rented furnished and is located on the third and fourth floors. The popular Bergweg with its various restaurants, bars, shops, supermarkets, and tram stop is nearby. Rotterdam Noord train station and the highway are also easily accessible.

Layout:

- The apartment is located on the second and third floors.
- Living room with open-plan kitchen, approximately 28 m².
- Balcony, approximately 4 m².
- Bedroom, approximately 17 m².
- Separate toilet.
- Hallway, approximately 4 m².

Fourth floor:

- Bedroom, approximately 17 m².
- Bedroom, approximately 19 m². - Bathroom with a surface area of approximately 5 m².
- Separate toilet.
- Hallway of approximately 6 m².

Miscellaneous features:

- Inventory/Furnishings: PVC flooring
- Kitchen amenities: hob, extractor hood, fridge/freezer, dishwasher and combination microwave.
- Bathroom amenities: shower, double sink, toilet and designer radiator.
- Paid parking with a resident's parking permit.

Conditions:

- Basic rent: €2,400.00 per month.
- Service charges: €15.00 per month (in addition to the basic rent).
- Utilities: not included and must be connected by the tenant. We are happy to assist with this free of charge.
- Shared living: maximum 3 people who intend to live together permanently. According to municipal regulations, student occupancy is only permitted if it is likely that the household will continue after completion of the studies.
- Deposit: equal to 1 month's basic rent.
- Type of lease: indefinite term with a minimum duration of 12 months.

Income requirement for workers:

- 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 security deposit may be eligible.



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Income requirement for guarantor:

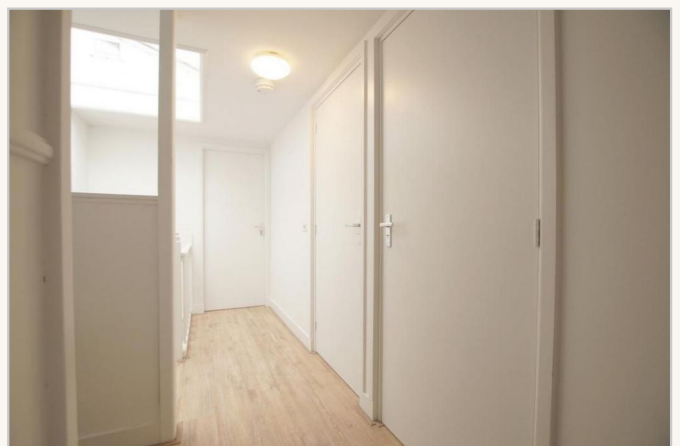
- Living or working in the Netherlands.
- Sufficient income and/or assets to meet the rental obligations under the guarantee in addition to personal expenses.
- The same requirements as for employees or self-employed individuals.

Interested?

Simply apply via the advertisement. You will then be guided step-by-step through the process via our Friva software. We plan viewings exclusively through this system, so that everyone receives equal and clear assistance.



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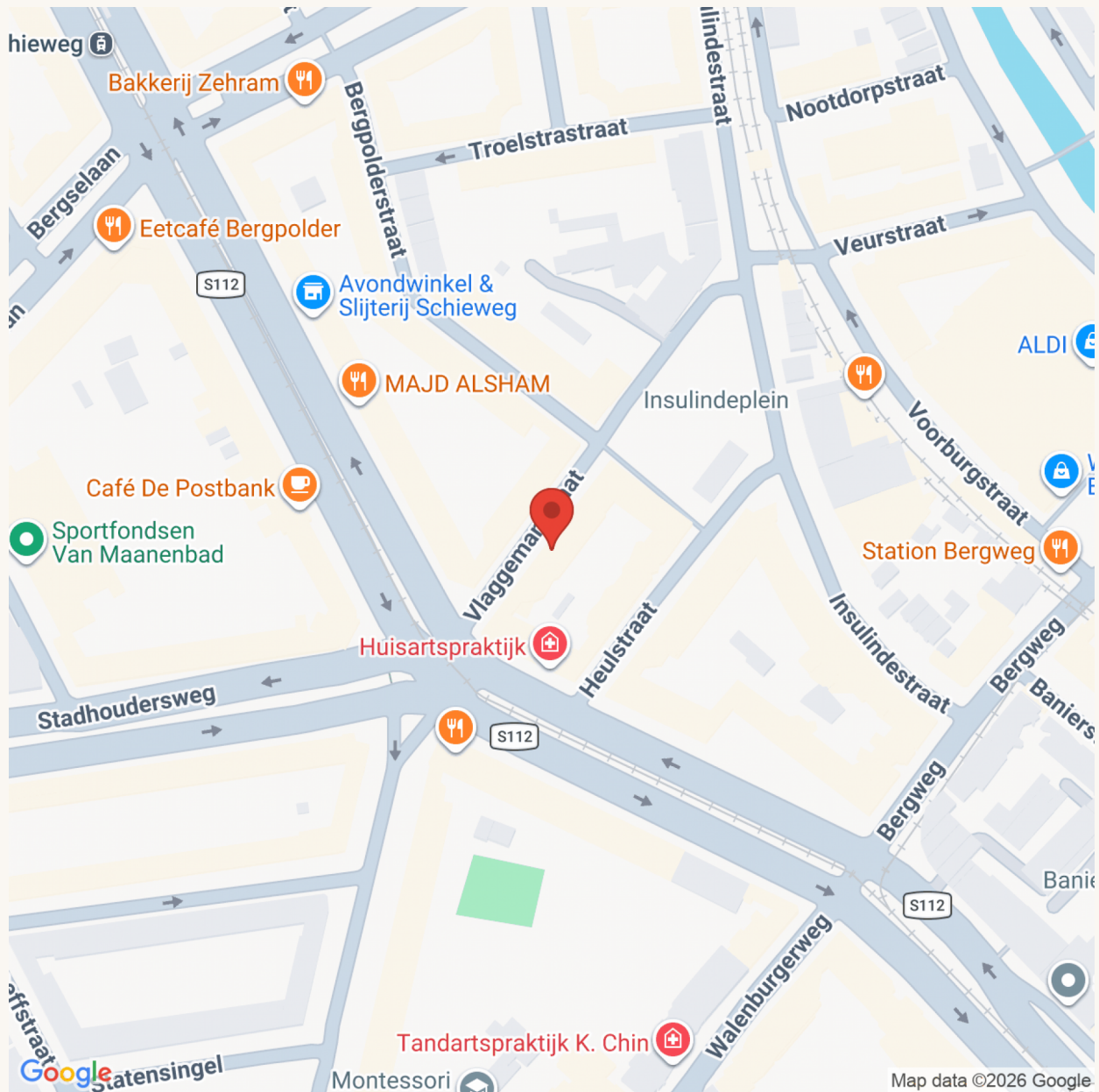


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