



PERFECT RENT



**Westduelstraat  
3082 RX Rotterdam**

**€ 906 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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<b>Price</b>	€ 906 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 10
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	45m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A

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Upholstered 2-room apartment for rent. The apartment is located on West-Duelstraat in Charlois, Rotterdam. The city center is a 10-minute bike ride away and 20 minutes by public transport. Various shops, a supermarket, and public transport links are located nearby.

Layout:

- The apartment is located on the first floor and is accessible via a shared staircase.
- Living room with open-plan kitchen of approximately 26.5 m<sup>2</sup>.
- Bathroom of approximately 3.5 m<sup>2</sup>.
- Bedroom of approximately 13.5 m<sup>2</sup>.

Miscellaneous features:

- Inventory: PVC flooring.
- Kitchen amenities: combination microwave with oven function, induction hob, extractor hood, dishwasher, refrigerator with freezer compartment.
- Bathroom amenities: shower with thermostatic mixer tap, wall-hung toilet, sink with vanity.
- Parking: paid, with a parking permit.

Conditions:

- Basic rent: €905.39 per month.
- Service charges: €5.00 (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.
- Security 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 security deposit may be considered.

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 apply as for employees or self-employed individuals.

Interested?

Simply apply 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 the same and



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transparent service.



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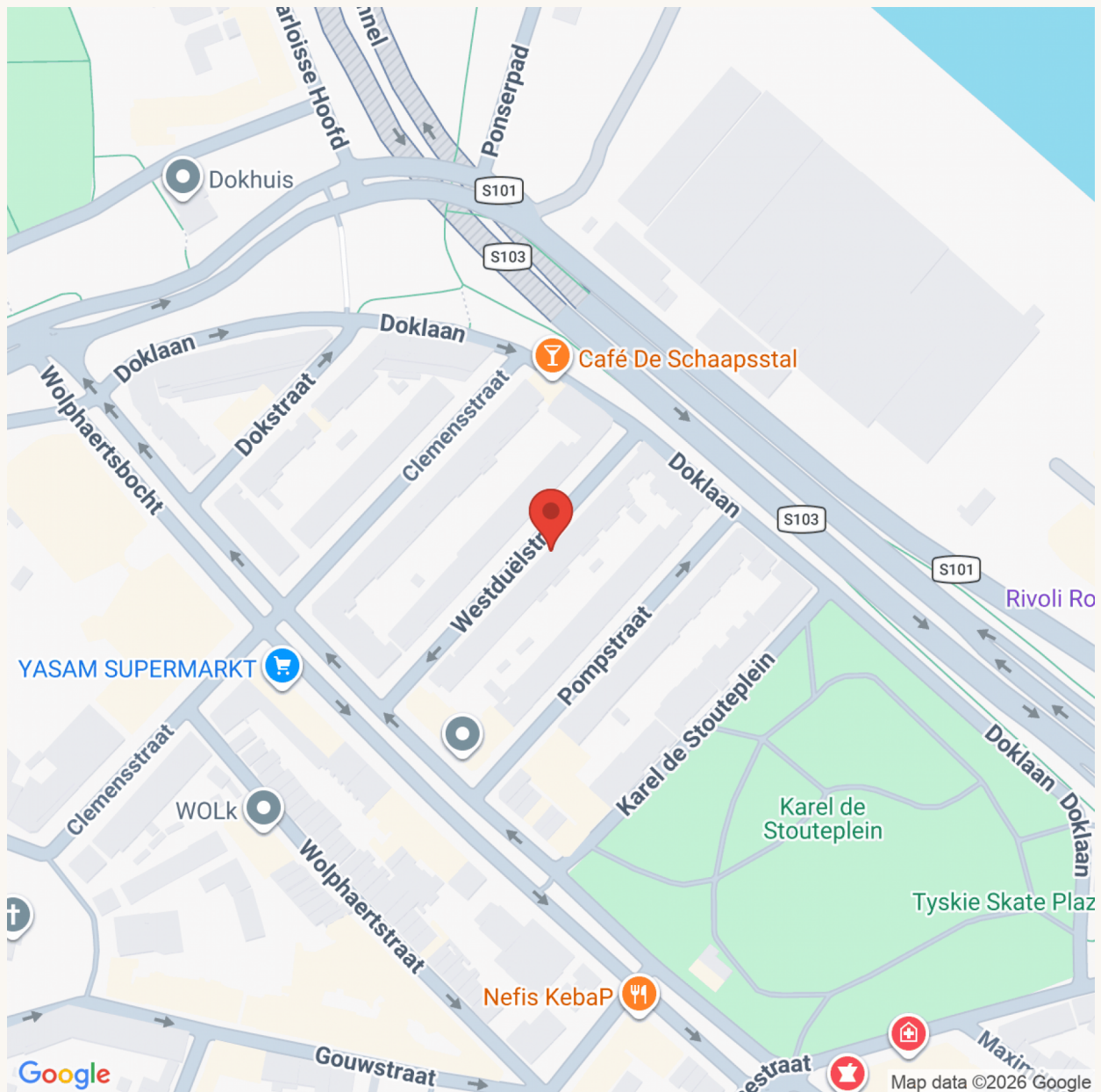
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