



PERFECT RENT



**Middelharnisstraat 95 A**  
**3086 GG Rotterdam**

**€ 1.125 p.m. ex.**





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|                        |                         |
|------------------------|-------------------------|
| <b>Price</b>           | € 1.125 p.m. ex.        |
| <b>Service charges</b> | € 45                    |
| <b>Status</b>          | Available               |
| <b>Acceptance</b>      | 01-07-2026              |
| <b>Apartment type</b>  | Walk-up flat, apartment |
| <b>Build type</b>      | Existing                |
| <b>Living surface</b>  | 57m <sup>2</sup>        |
| <b>Rooms</b>           | 3                       |
| <b>Bedrooms</b>        | 2                       |
| <b>Floors</b>          | 1                       |
| <b>Energy label</b>    | A                       |
| <b>Balcony</b>         | Yes                     |

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Spacious 3-room apartment at the Middelharnisstraat in the Charlois district for rent. The accommodation is rented in shell condition and is situated on the first floor. The city centre is reachable in 20 minutes by bike and in 25 minutes by public transport. With Plein 1953 and Slinge shopping street within walking distance, almost all necessary stores are located nearby. As several supermarkets, pharmacies, but also delicious eateries and the Zuiderpark.

Please note: the photos shown are of a comparable apartment and are for illustrative purposes only.

Layout:

- Living room of ca. 23m<sup>2</sup>.
- Kitchen of ca. 7m<sup>2</sup>, with plenty of room for various appliances.
- Bedroom of ca. 11m<sup>2</sup>, directly adjoining the living room.
- Bedroom of ca. 9m<sup>2</sup>.
- Practical bathroom of ca. 2m<sup>2</sup>.
- Separate toilet.
- Hall of ca. 5m<sup>2</sup>.
- Balcony of ca. 3m<sup>2</sup>.
- Private storage in the basement of ca. 4m<sup>2</sup>.

Various characteristics:

- Kitchen facilities: Extractor hood, further kitchen unit without appliances..
- Bathroom facilities: shower, washing basin and towel radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with a resident's parking permit.

Conditions:

- Basic rent: € 1.125,08 per month.
- Service costs: € 45,00 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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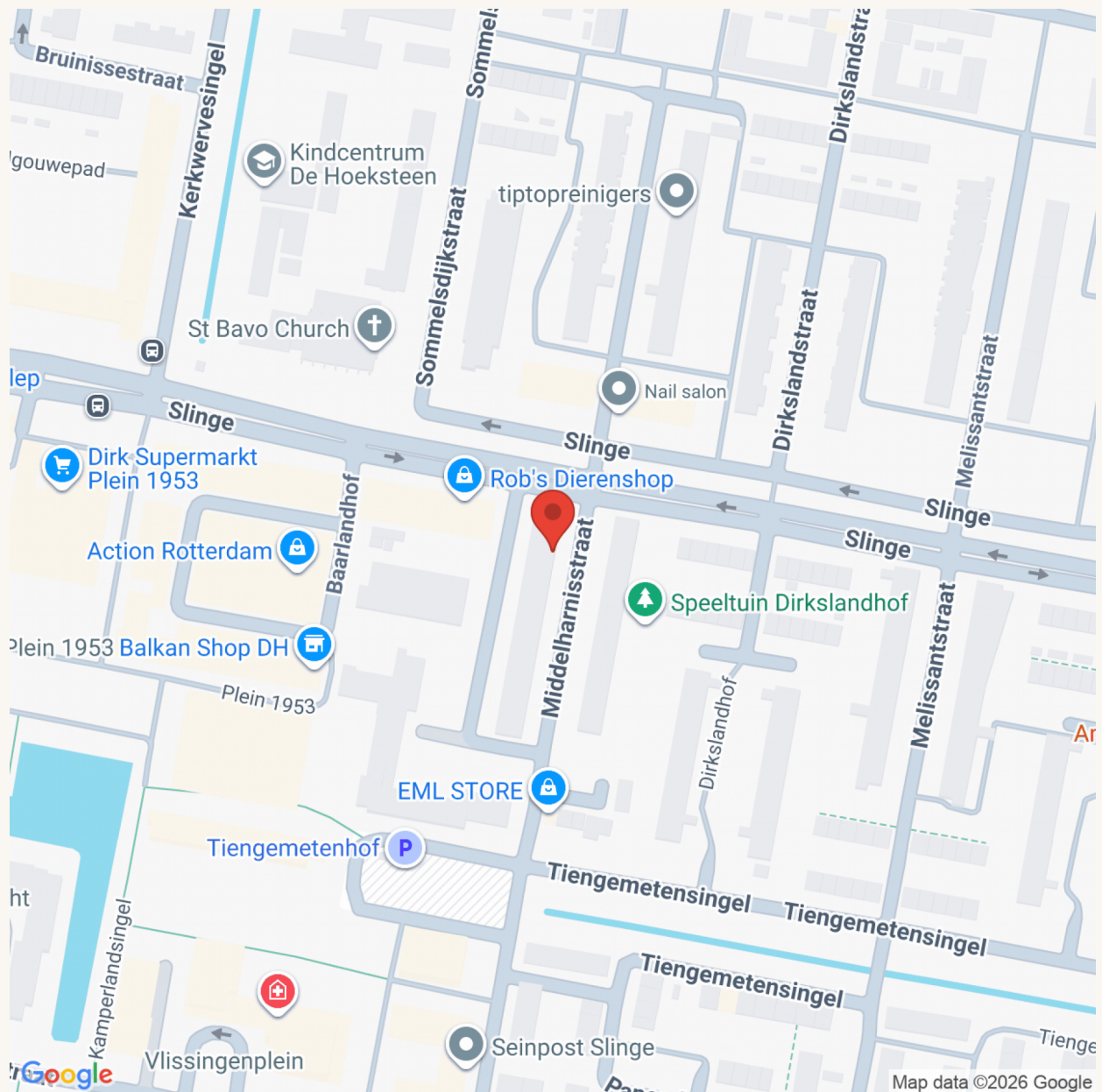
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