PERFECT RENT



Karel Doormanstraat
3012 GH Rotterdam

€ 1.254 p.m. ex.

Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.254 p.m. ex.
Decoration	Partly furnished
Service charges	€ 175
Status	Rented
Acceptance	Directly
Apartment type	Walk-up flat
Build type	Existing
Living surface	45m²
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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Nice 2-bedroom apartment on Karel Doormanstraat in the heart of the center of Rotterdam for rent. The living space is rented in partly decorated condition and is located on the third floor. Here you enjoy every day the city benefits and yet it is also quiet living. Within short walking distance you will find the Koopgoot, the Witte de Withstraat and the Lijnbaan as well as a supermarket for daily groceries. Central Station can be reached with about 5 minutes to walk.

Layout:
- Living room with modern open kitchen of approx. 28 m². From the living room you have access to the balcony.
- Bedroom of approx 12 m².
- Modern bathroom of approx 3 m².
- Separate second toilet.
- Laundry room of approx. 1 m².

Various features:
- Inventory/Furnishings: PVC floor and lamps.
- Facilities kitchen: induction hob with built-in extractor, fridge/freezer, dishwasher, combination microwave and a built-in wine cabinet.
- Bathroom facilities: walk-in shower, sink, toilet and designer radiator.
- Heating system: district heating.
- Paid parking with residents parking permit.
- The house has the energy label A.

Conditions:
- The monthly rent is € 1,149,22. This rent is excluding the service costs of
€ 75, - per month. An advance for the heating costs are charged by the landlord on top of the monthly rent and amounts to € 100,-. The additional monthly costs consist of water, electricity, internet, TV and municipal taxes. For a rough estimate of the additional costs you can look at the website of Nibud (National Institute for Budget Information) under the heading expenses. As a real estate agent, we will help you conclude utility agreements free of charge.
- Applying for rent allowance is not possible.
- The deposit is € 1,324,22
- Occupancy is possible for a maximum of 2 persons. Occupancy by 2 persons is only suitable for a couple, no house sharing.
- The minimum rental period is 12 months.
- Smoking is not allowed in the apartment.
- Pets are not allowed.

Working income requirement:
- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 1%.

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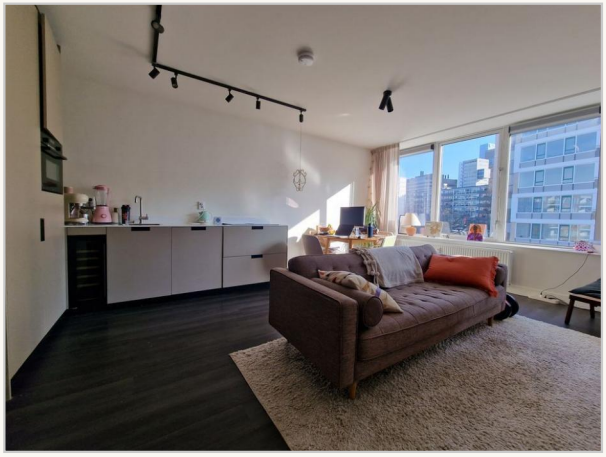
- For employees: a remaining term employment contract of min. 10 months or a declaration of intent to extend.
- For the self-employed: confirmation of income by an external accountant for the entire past fiscal year and the current fiscal year (forecast).
- In other cases, one can possibly qualify with a guarantor, or a deposit increased by 1 to 2 months of rent.

Student income requirement:
- This property is not suitable for students.

Guarantor income requirement:
- Living or working in the Netherlands.
- Sufficient income and/or capital to be able to meet the rental obligations from the guarantee in addition to their own expenses.
- Other requirements are the same as for employees or the self-employed.

Interested?
We schedule viewings through an automated system. So we can give you a clear picture of the rental process. Please respond immediately to this advertisement. We normally respond within five working days. Thank you for your efforts!

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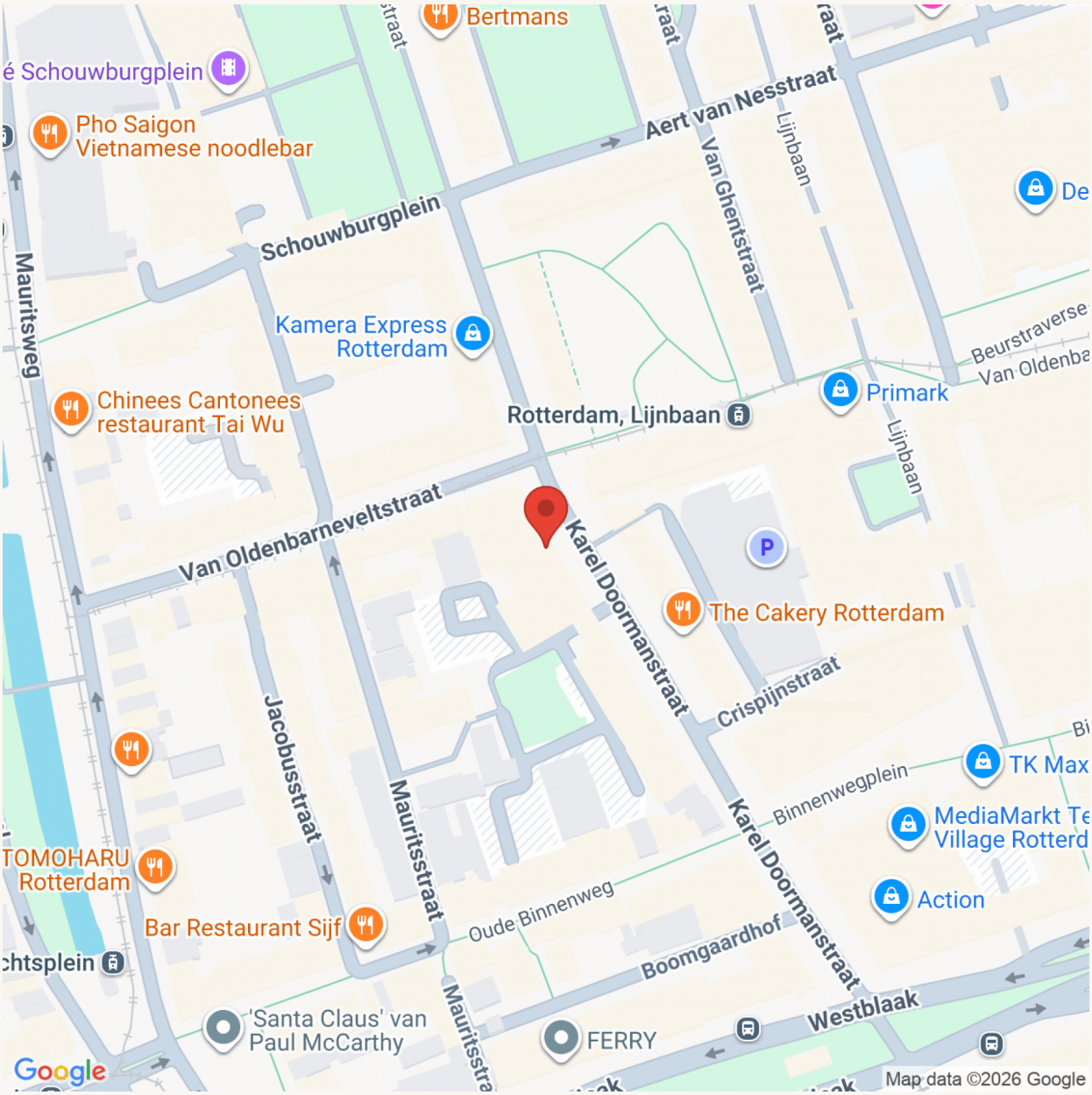






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