

FOR RENT



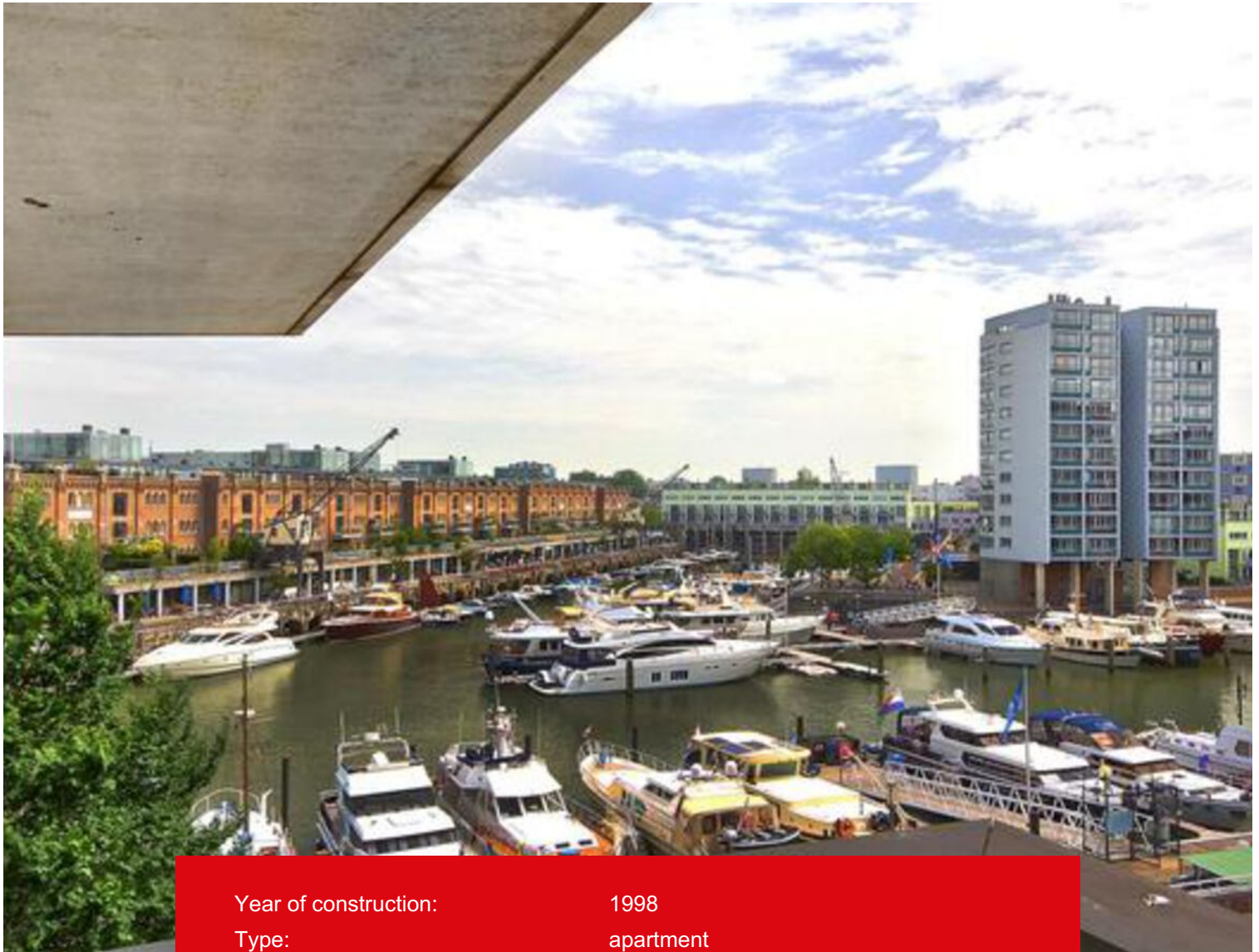
Kolpa v|d Hoek

Helmersstraat 39
3071 AD Rotterdam

Rent:
€ 2.300,- per month

MAKELAARS ♦ TAXATEURS

Features & specifications



Year of construction:	1998
Type:	apartment
Rooms:	3
Capacity	350 m ³
Living area:	125 m ²
Internal storage:	6 m ²
Balcony:	15 m ²
External storage:	6 m ²
Heating:	city heating
Energylabel:	A+



Description

Spacious, fully furnished 3-room apartment on the 4th floor with terrace and stunning view of the Entrepothaven. Parking on your private parking place in the garage, this is not included in the rent.

The location on the 'Kop van Zuid' is ideal, with all daily metropolitan facilities such as shops, supermarkets as well as cafes and restaurants (like Foodhal and Hotel New York) and the Luxor theater. The apartment is centrally positioned at the side of the city centre, the centre itself can be reached in just 5 minutes by bike. Living in the apartment means enjoying the peace of the harbor, but close enough to the burden of the city. The location of the apartment also has a great connection with the motorways and the public transport (metro, tram and bus around the corner).

Details:

Ground Floor:

Closed entrance with doorbells, mailboxes and intercom, access to the elevator, the stairwell and the storages.

4th Floor:

Spacious entrance/hall with video entry system and access to all rooms, cupboard, closet and fully tiled toilet. Also you will find in the hallway a practical, spacious storage which is equipped with twee freezers, one fridge and enough space to store everything. The spacious, bright living room features large glass windows and has access, through sliding doors, to a large and sunny terrace of about 15 m². The terrace is equipped with concrete tiles. Because of the south orientation and the beautiful view of the marina is an excellent stay here. Spacious kitchen with appliances, microwave, refrigerator, dishwasher and ceramic hob. The entrance/hallway provides access to the bedrooms. Bedroom I of approx. 18 m² with a walk to the bathroom II.

Fully tiled bathroom with bath, washbasin and 2nd toilet. Bedroom II and /or study of approximately 10 m². Fully tiled 2nd bathroom with shower, washing machine and dryer.

Special features:

- The entire apartment has a beautiful parquet floor;
- Nice view over the Entrepothaven;
- Storage room in the lower level;
- Parking is on your private parking place in the garage, it can be rented for an extra € 150,- per month.

Conditions:

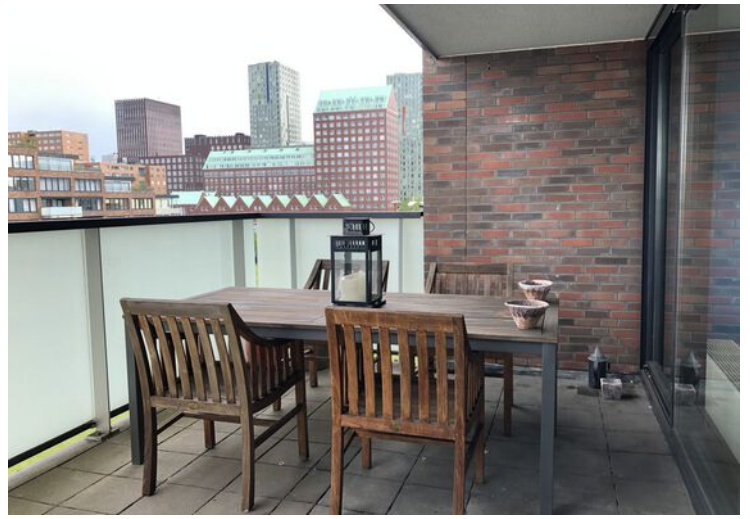
- Minimum rental period: 1 year;
- Preferred starting date: 1st of August 2024
- Rental price correction: the rent and payment for furniture / fittings, fixtures and other equipment will be adjusted subsequently on an annual basis as provided the general terms and conditions, according to the numbers given by CBS;

- Utilities: the costs for gas, water and electricity are not included in the rent and must be contracted by tenant directly with the utility companies;

- Deposit: after consultation with landlord, with a minimum of 1 month;
- Delivery house: as it is during the viewing or in negotiation.

While this information has been compiled with the utmost care, Kolpa Rental Services cannot be held liable for possible omissions or inaccuracies or the consequences thereof. All sizes and areas are indicative. The conditions of the Netherlands Association of Real Estate Brokers and Immovable Property Experts (NVM) apply.















Location on map

