

# FOR RENT



**Kolpa v/d Hoek**

Hoge Boezem 19 B  
3061 CM Rotterdam

Rent:  
€ 1.495,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	1939
Type:	apartment
Rooms:	3
Capacity:	209 m <sup>3</sup>
Living area:	85 m <sup>2</sup>
Balcony:	4 m <sup>2</sup>
Heating:	central heating boiler
Insulation:	double glass



## Description

Do you want to live in a quiet and green neighborhood, but still a stone's throw away from the center of Rotterdam? Then this apartment is definitely worth a visit.

The furnished apartment is on the border of Kralingen and Rotterdam Center. In the immediate vicinity you will find various shops for daily groceries and restaurants. Oostplein is a few minutes' walk away and there are various trams and the metro. Parking is possible in front of the door, paid or with a permit.

The Hoogstraat, the Kralingse Bos, the Erasmus University and various roads are really nearby.

Lay out:

Ground floor:

Joint entrance with the neighbors of the 1st floor.

Second floor:

Landing, separate toilet with hand basin, small bedroom at the front. Separate kitchen in a straight line-up with access to the balcony. The kitchen is equipped with various built-in appliances including fridge-freezer, dishwasher, 5-burner stove, extractor hood and microwave. Lovely spacious living room, modern furnished with doors to the balcony at the rear. The living room has an unobstructed view towards the center and the canal at the front.

Half third floor:

Spacious landing with walk-in closet that offers space for the washing machine, central heating boiler and possibility of storage. Spacious bedroom with double bed, wardrobe and fitted wardrobe with more storage options. Bathroom with shower, sink with furniture and access to the 2nd balcony at the front.

Special features:

- year of construction 1939;
- quiet location but close to the center;
- fully furnished;
- great for a young professional or young couple.

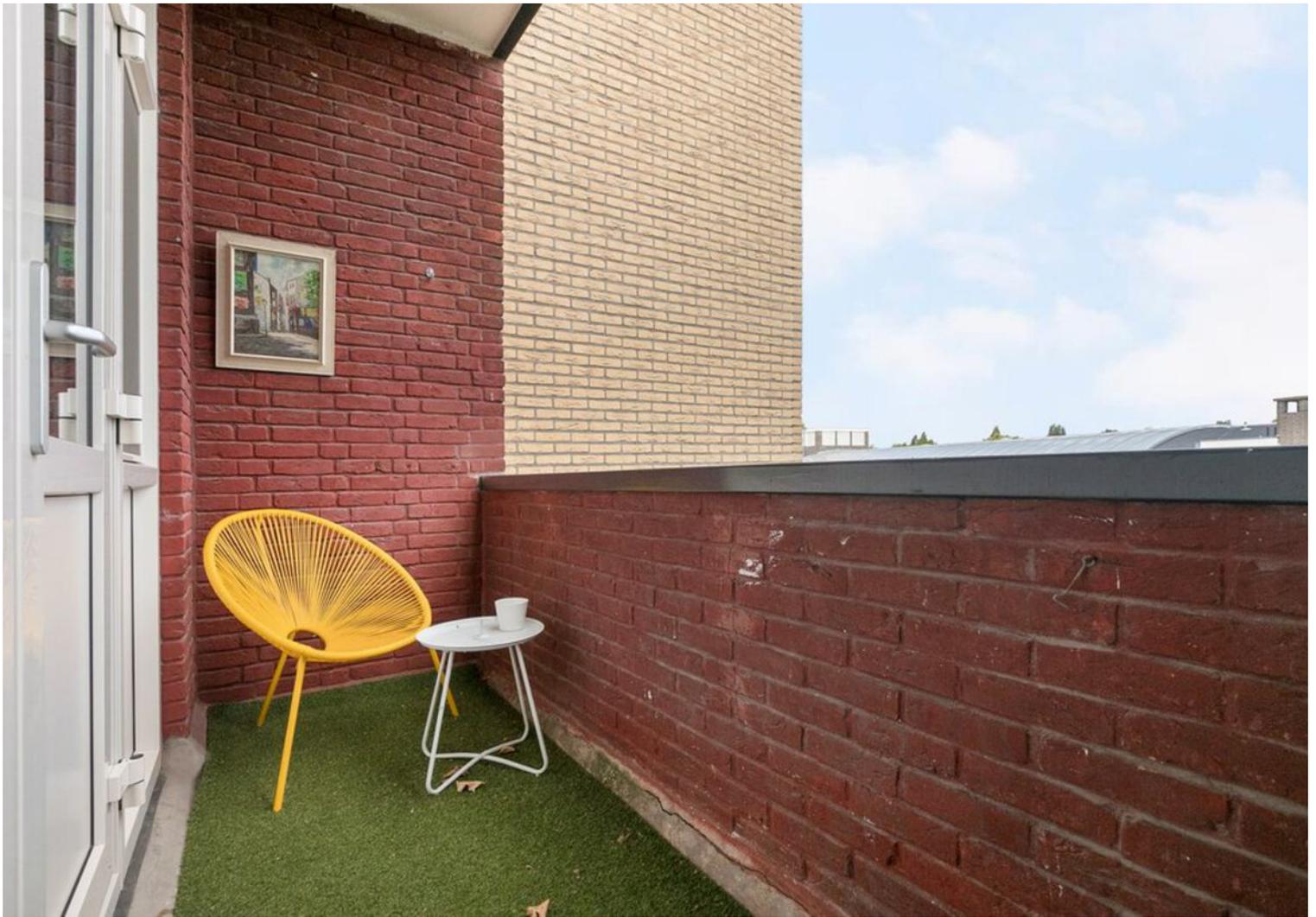
Conditions:

- minimum rental period: 1 year (diplomatic clause is negotiable);
- preferred starting date: January 2022;
- 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;
- the costs for city heating, water, electricity, internet, telephone and TV are not included in the rent and must be contracted by tenant directly with the utility companies and providers;
- deposit: after consultation with landlord, with a minimum of 1 month;
- smoking is not allowed;
- pets are not allowed.

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

