

# FOR RENT



**Kolpa v|d Hoek**

Oude Raadhuislaan 7 B  
3054 NM Rotterdam

Rent:  
€ 1.895,- per month

MAKELAARS ◆ TAXATEURS

# Features & specifications



Year of construction:	1933
Type:	apartment
Rooms:	3
Capacity:	340 m <sup>3</sup>
Living area:	117 m <sup>2</sup>
Balcony:	15 m <sup>2</sup>
Heating:	central heating boiler
Insulation	double glass



# Description

Spacious unfurnished 3-room apartment in a former fire station of Hillegersberg-Rotterdam. The apartment is fully equipped and has two spacious bedrooms, a sunny balcony, a spacious storage room and a luxurious bathroom.

The house is situated in the quiet child-friendly area of Hillegersberg. The location is very convenient. A wide variety of shops and schools including the American and Japanese International School are located within short distance. There are many recreational opportunities close to the apartment. In the summer it is lovely to swim in the natural swimming pool 't Zwarde Plasje and the family park Plaswijckpark is just around the corner. Also the Lage Bergse Bos, Kralingse Bos and recreation area Rottemeren can be visited. Public transport is within walking distance including a direct tram connection to Rotterdam city centre and Rotterdam Central Station. Highways A16 and A20 and Rotterdam The Hague Airport are also easily accessible.

Layout:

Ground floor:

Private entrance to the first floor.

1st floor:

Entrance hall with access to living room, kitchen, storage room and toilet. Bright living room located on the front of the house with large windows and a laminate floor. Kitchen with built-in appliances including refrigerator, dishwasher and 4-burner ceramic hob. Large storage room with washer and dryer connection and also access to the sunny balcony.

2nd floor:

Landing with access to the bedrooms and bathroom. Spacious master bedroom with air conditioning and fitted wardrobes. Second bedroom which is ideal to use as a nursery or study. Luxury bathroom with double washbasin, bathtub, shower and second toilet.

**Special features:**

- unfurnished, 3 rooms;
- sunny balcony;
- child friendly environment';
- in the vicinity of many recreation areas.

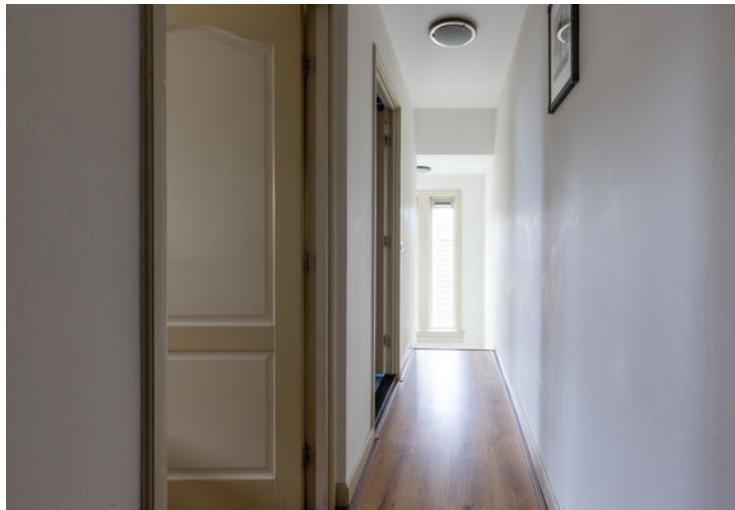
**Conditions:**

- minimum rental period: 1 year;
- preferred starting date: directly;
- 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 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.

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

