

FOR RENT



Kolpa v|d Hoek

Mijnsherenlaan 158 D
3081 CM Rotterdam

Rent:
€ 1.350,- per month

MAKELAARS ♦ TAXATEURS

Features & specifications



Year of construction:	1938
Type:	apartment
Rooms:	4
Capacity:	275 m ³
Living area:	95 m ²
Internal storage space:	3 m ²
Balcony:	15 m ²
Heating:	central heating boiler
Insulation:	double glass
Energylabel:	D



Description

A beautifully unfurnished 4-room apartment located on the Mijnsheerenlaan in Rotterdam. The spacious apartment of approximately 93 m² is spread over 2 residential floors. The apartment is located between shopping center "Zuidplein" and the Erasmus Bridge, which both could be reached within 5 minutes by bike.

The apartment is located in a residential area with all daily facilities, such as supermarkets, restaurants and cafes and nightlife ("Maassilo") within walking distance. At the nearby shopping center "Zuidplein" you will find a wide variety of clothing stores, restaurants and even a swimming pool.

Public transport options are on every street corner. Metro centers "Maashaven" and "Zuidplein" are within walking distance. From Maashaven you can easily take tram line 2 towards "Charlois" or towards "Keizerswaard". From bus station Zuidplein you have easy access to all other parts of the centre of Rotterdam.

Ground floor:

Entrance, stairs to the 2nd floor.

2nd floor:

Via the stairs you reach the hall of the second floor. The whole apartment has double glazing and has a nice laminate floor. From the hall you can reach the spacious living room, the two bedrooms, the bathroom and the toilet. In the living room is the open kitchen with cooking island and various appliances including a fridge-freezer, dishwasher, microwave, 4 gas burners, extractor and sink. The first bedroom of about 10 m² is located at the rear of the house and provides access to the balcony. Next to the bedroom is the bathroom which is equipped with a luxurious shower cabin and washbasin. The second bedroom of approx. 4 m² is located at the front of the apartment.

4th floor:

Via a staircase from the second floor you reach the fourth floor.

On this floor you will find a large bedroom with private balcony of approx. 12 m2. On the landing next to the staircase is a separate toilet.

Particularities

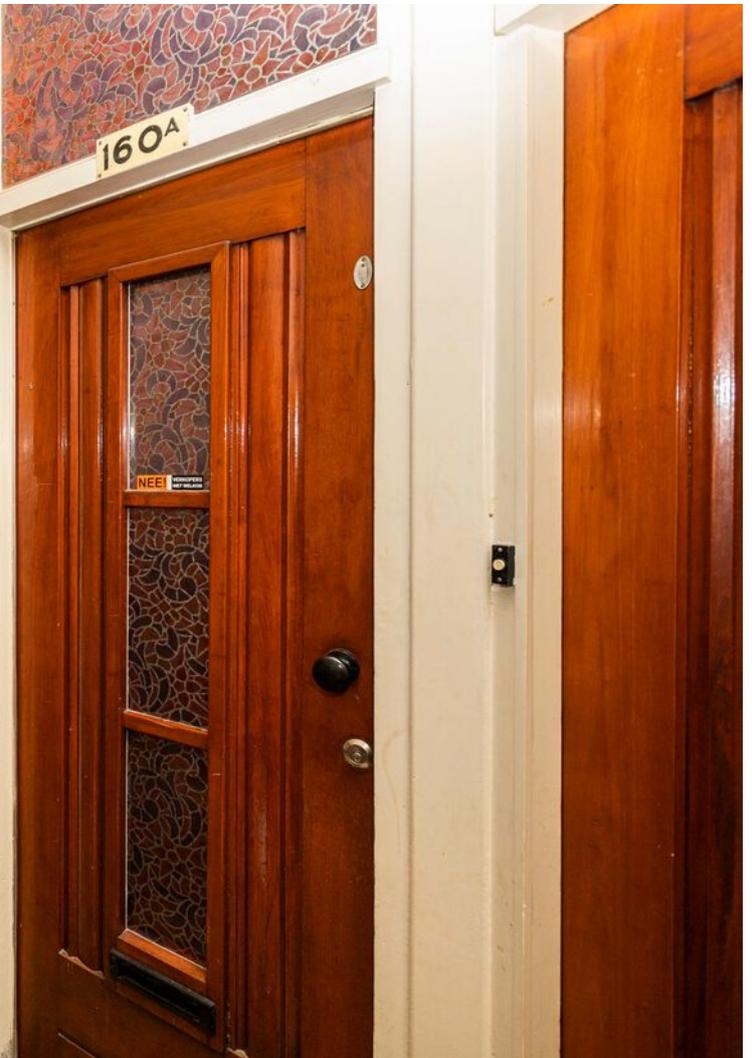
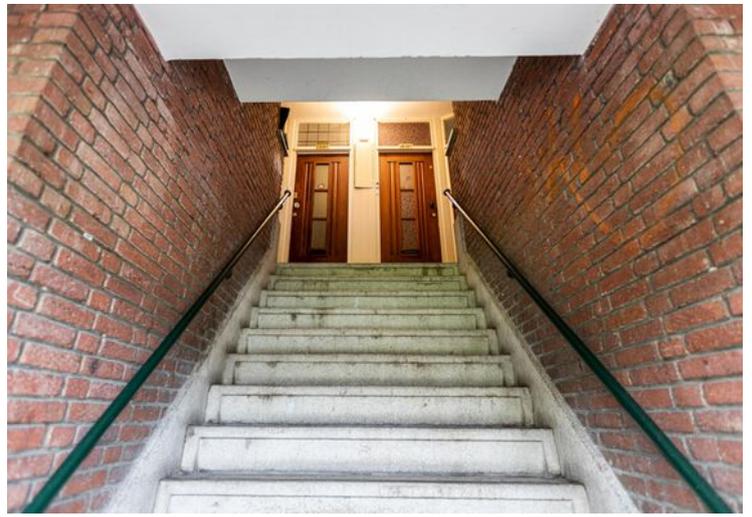
- Unfurnished;
- Located on the 2nd floor and 4th floor;
- Balconies both at the rear of the apartment;
- Near shopping center Zuidplein and 10 minutes from the city center;

Conditions:

- Minimum rental period: 1 year;
- Preferred starting date: in consultation;
- 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;
- Local taxes are not included in the rent;
- Deposit: after consultation with landlord, with a minimum of 1 month;
- Non smoking and no pets 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.













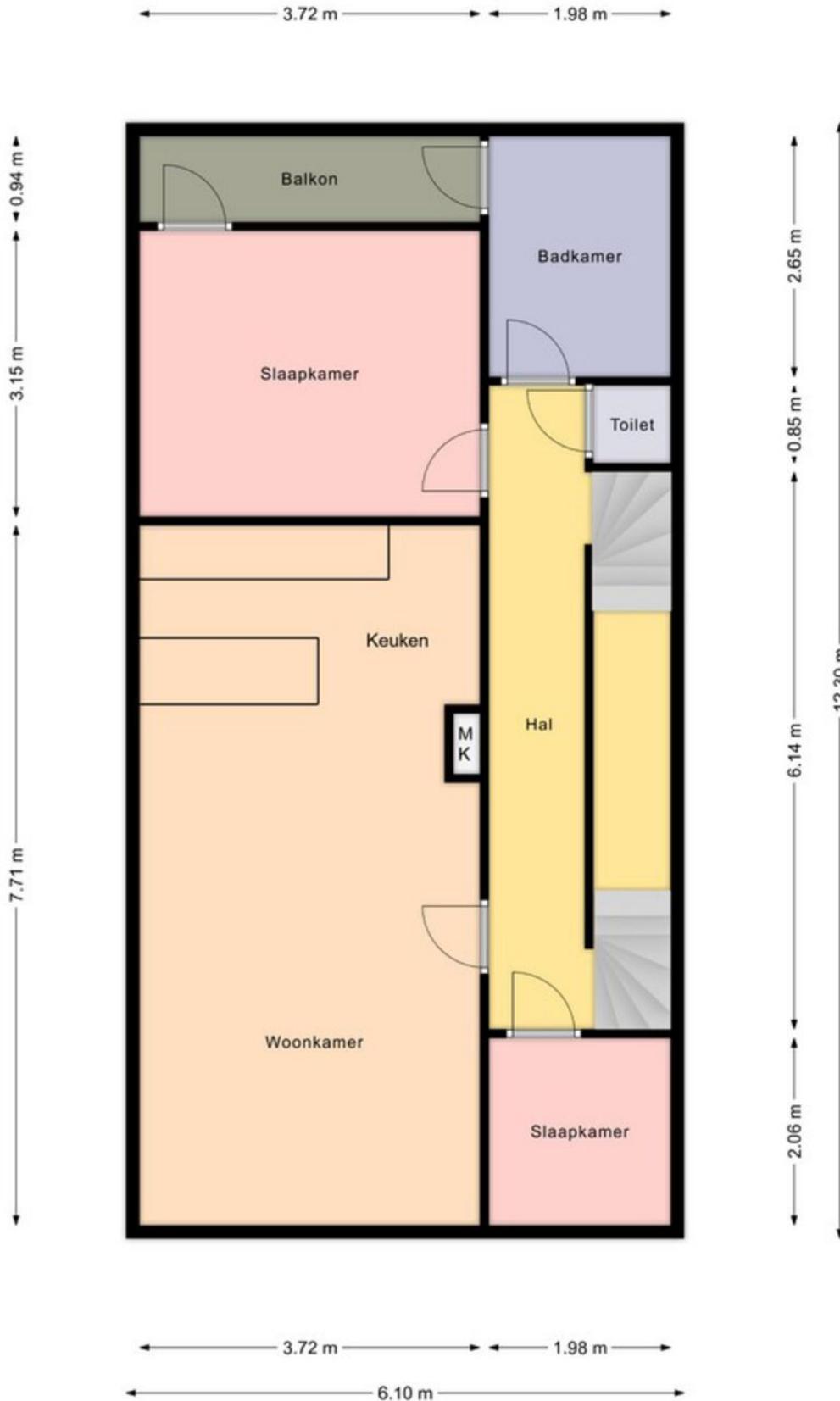




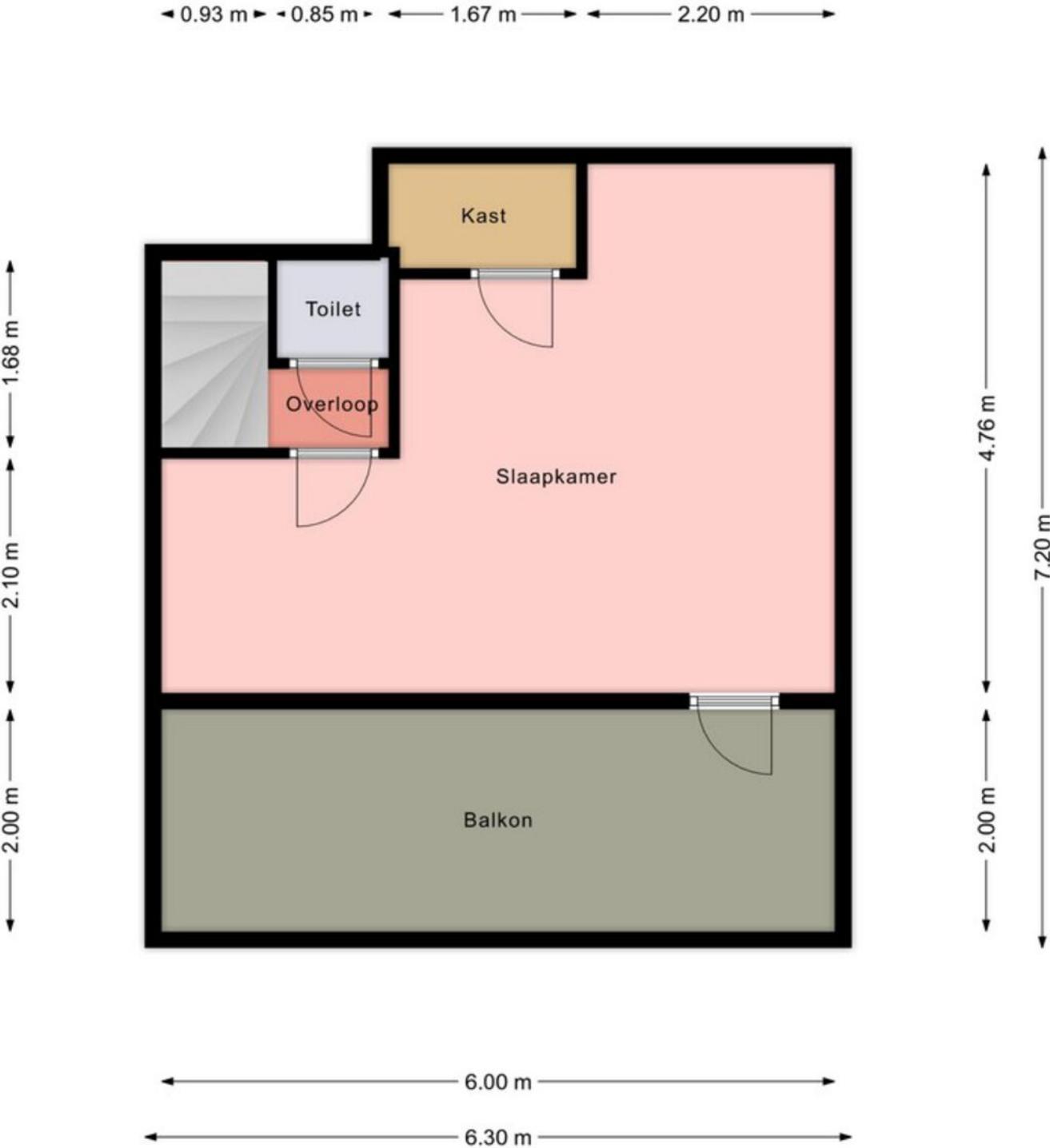




Floor plan 2nd floor



Floor plan 4th floor



Location on map

