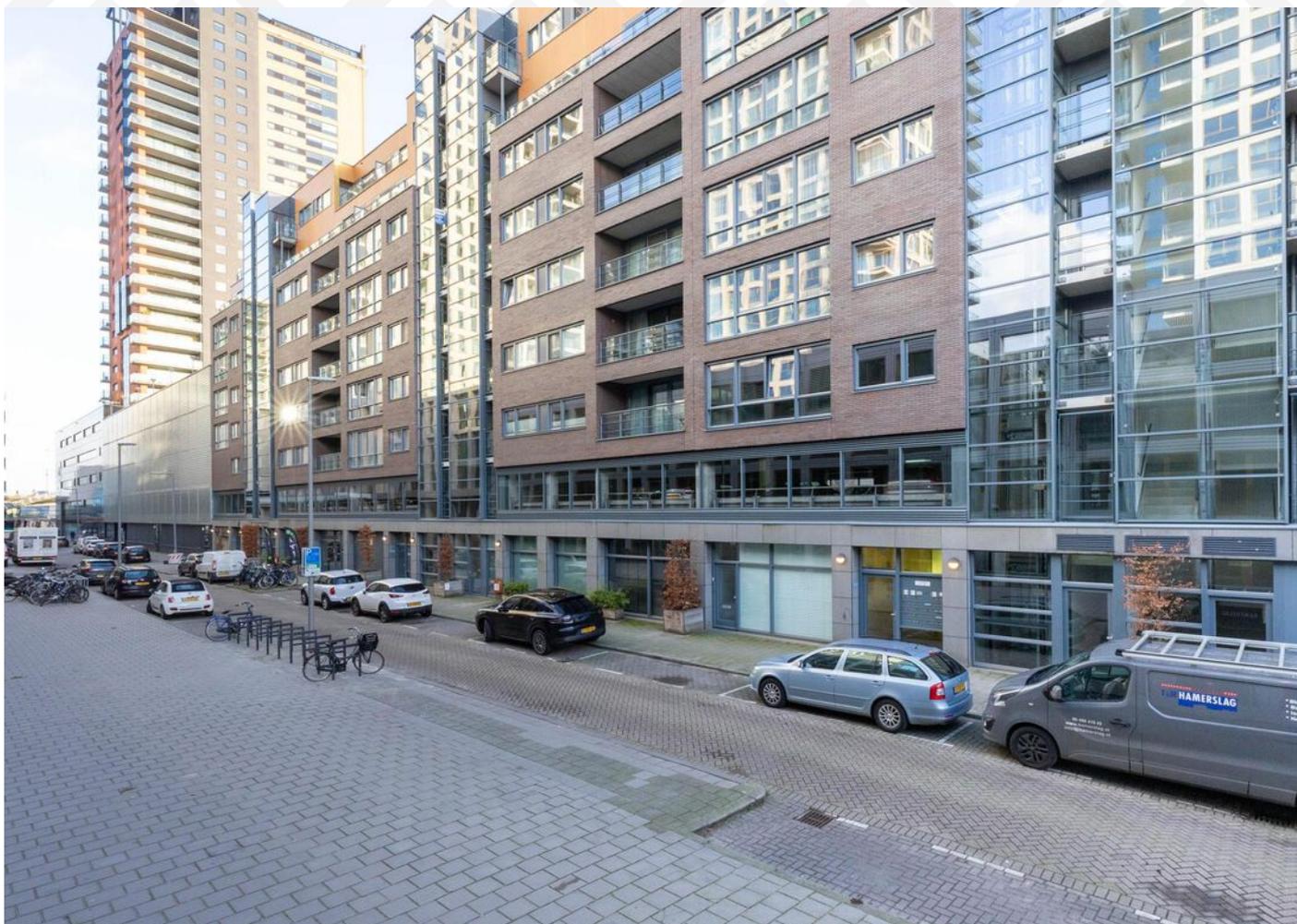


# FOR RENT



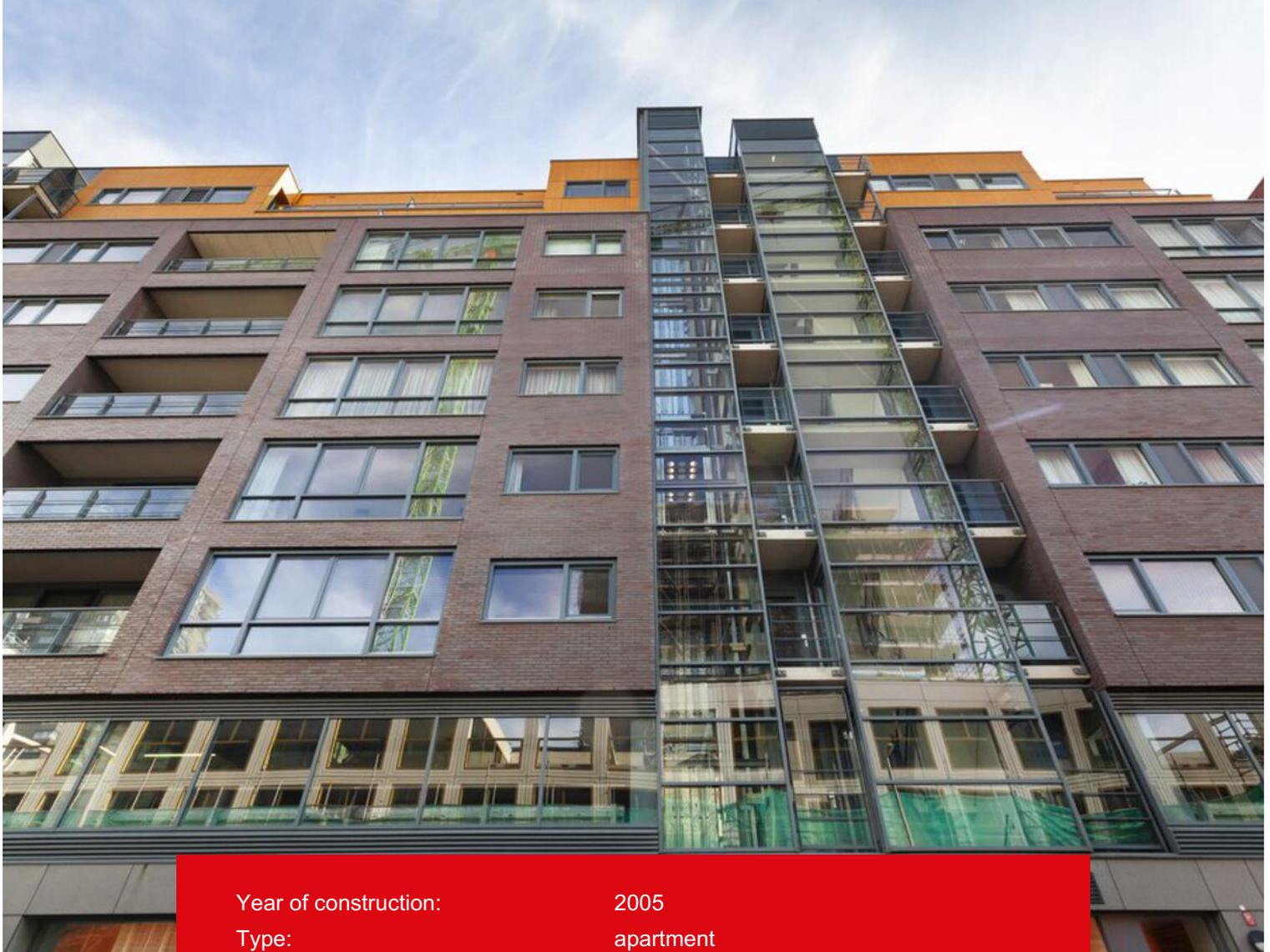
**Kolpa v/d Hoek**

Houtlaan 34 A  
3016 DA Rotterdam

Rent:  
€ 2.700,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	2005
Type:	apartment
Rooms:	3
Capacity:	358 m <sup>3</sup>
Living area:	123 m <sup>2</sup>
Internal storage space:	4 m <sup>2</sup>
Terrace:	8 m <sup>2</sup>
External storage space:	5 m <sup>2</sup>
Heating:	floor heating and cooling
Insulation:	fully insulated
Energylabel:	A



## Description

Spacious and bright fully furnished 3-room apartment with a lovely terrace and parking space in the garage. The apartment has two bedrooms and a beautiful living room with open kitchen.

Nearby the property you will find all daily facilities such as supermarkets, various restaurants and cafes, entertainment and the Euromast park. Also, all the hotspots of Rotterdam such as the Euromast, Central Station and the Market Hall can easily be reached by bike. The city centre is about a 10-minute walk away. Public transport facilities such as metro, tram and bus are within walking distance.

### Layout:

Closed entrance with doorbells, mailboxes and elevator to the floors.

3rd floor;

Apartment entrance, meter cupboard, hall with access to all rooms.

The bedrooms are at the front of the apartment. The main bedroom approx. 4.87 x 5.26m has a room-wide wardrobe. The second bedroom is approximately 4.95 x 2.69m. The bathroom has a bath, shower, toilet, sink, underfloor heating and design radiator. Separate second toilet with hand basin.

The living room is light and has a nice view towards the Maasstraat. There are doors to a French balcony and there is a large sliding door to a terrace of approx. 8 m<sup>2</sup> which is oriented to the south. The open kitchen (Siemens) is equipped with the following built-in appliances including a refrigerator, electric hob, extractor hood, combi oven / microwave and a dishwasher.

Internal storage room with a washing machine and dryer.

Features;

- The entire apartment has a beautiful wooden floor with underfloor heating and cooling;
- Including parking space in below garage;
- Living area approximately 123 m<sup>2</sup>;
- Hot water, floor heating and floor cooling are supplied via a WKO (Heat and Cold Storage) installation. The installation is owned by a BV and in-house.

Conditions:

- Minimum rental period: 1 year;
- Preferred starting date: directly available;
- 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 advance payment for heating are included in the rental price, the costs for water, electricity, television and internet 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;
- Smoking and pets are not allowed in the apartment.

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 spaces are indicative. The conditions of the Netherlands Association of Real Estate Brokers and Immovable Property Experts (NVM) apply.

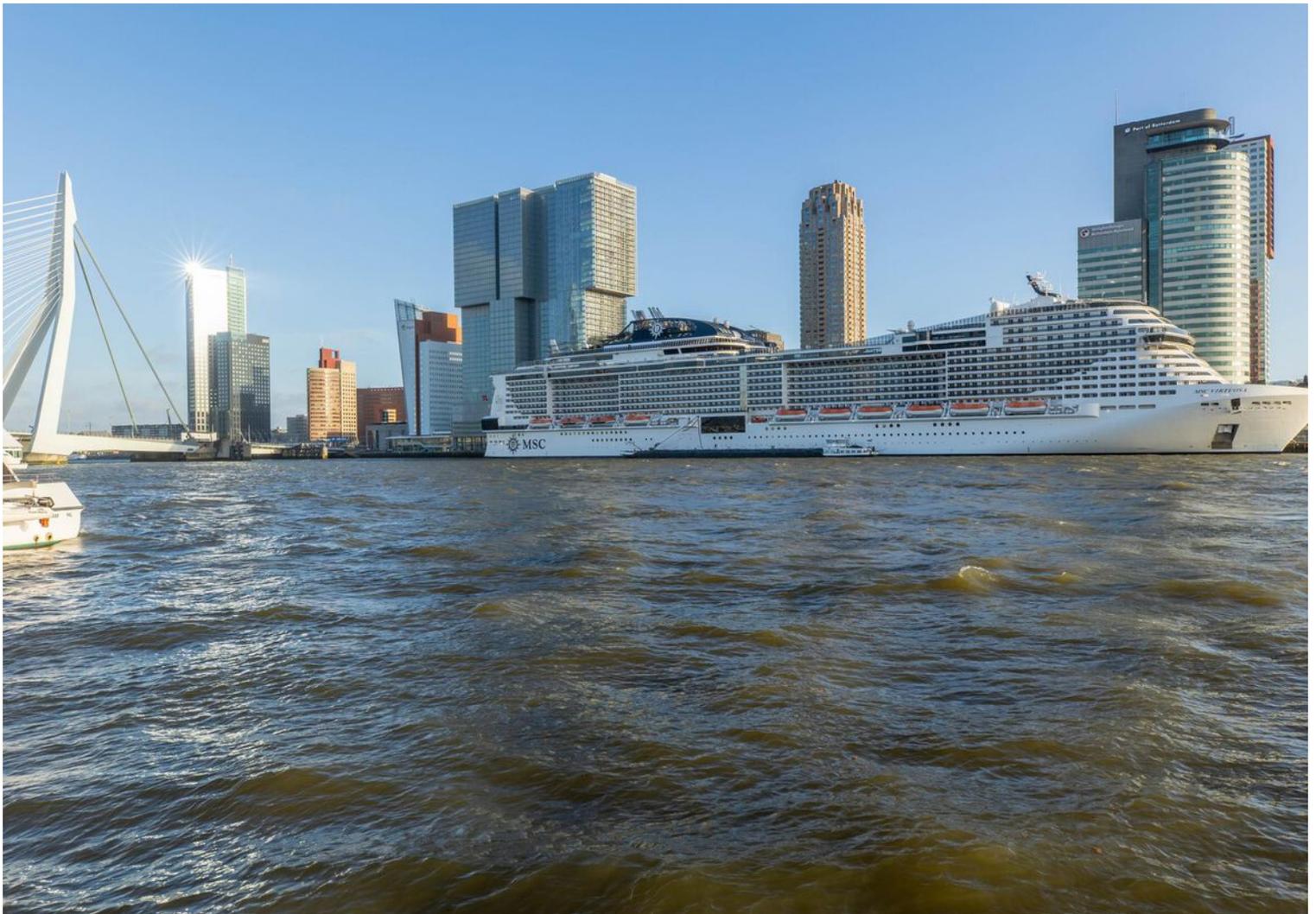














# Floor plan



# Location on map

