

# FOR RENT



**Kolpa v/d Hoek**

Zwart Janstraat 110 A  
3035 AX Rotterdam

Rent:  
€ 1.750,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	1894
Type:	apartment
Rooms:	3
Capacity:	270 m <sup>3</sup>
Living area:	99 m <sup>2</sup>
Balcony:	5 m <sup>2</sup>
Heating:	central heating system
Insulation:	fully insulated
Energylabel:	B



## Description

Fully furnished 3-room apartment on the 1st and 2nd floor at the famous shopping street 'the Zwart Janstraat'. The characteristic building from 1894 has insulation and contains energy label B. In the immediate vicinity of the Zwart Janstraat you will find restaurants, supermarkets, a wide variety of stores, public schools and more.

Public transportation is within walking distance with efficient connections to Rotterdam Central Station. The apartment is conveniently located to highways, Rotterdam The Hague Airport and international schools in Rotterdam.

### Layout:

#### 1st floor:

Through the entrance into the apartment there is a staircase leading to the second floor. On the landing is a toilet and the entrance door to the living room. The spacious living room has a sitting and dining area, adjacent to the open kitchen. The kitchen is equipped with various appliances hob and hood. Next to the kitchen is a large balcony facing South-West.

#### 2nd floor:

At the top of the stairs you have access to the master bedroom. Through the master bedroom you can reach the laundry room, the bathroom and the 2nd bedroom. The bathroom has a walk-in shower, toilet and sink with cabinet and mirror. The second bedroom contains a large closet wall, offering plenty of storage space.

Details:

- Furnished delivery;
- Energy label B;
- Located on the famous Zwart Janstraat.

Lease terms:

- Lease term: minimum of 1 year;
- Rent effective date: directly;
- Rent review: the rent will be increased annually by a percentage determined by the Central Bureau of Statistics (CBS), according to the provisions of the general provisions of the rental agreement housing;
- The costs of gas, water, electricity consumption, internet and television etc. are not included in the rent and should be settled directly with the utility company.
- Deposit: in consultation, minimum 1 month.

This information has been carefully compiled by Kolpa Rental Services. However, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All dimensions and surface areas are indicative. The NVM conditions apply.













# Location on map

