

# FOR RENT



**Kolpa v/d Hoek**

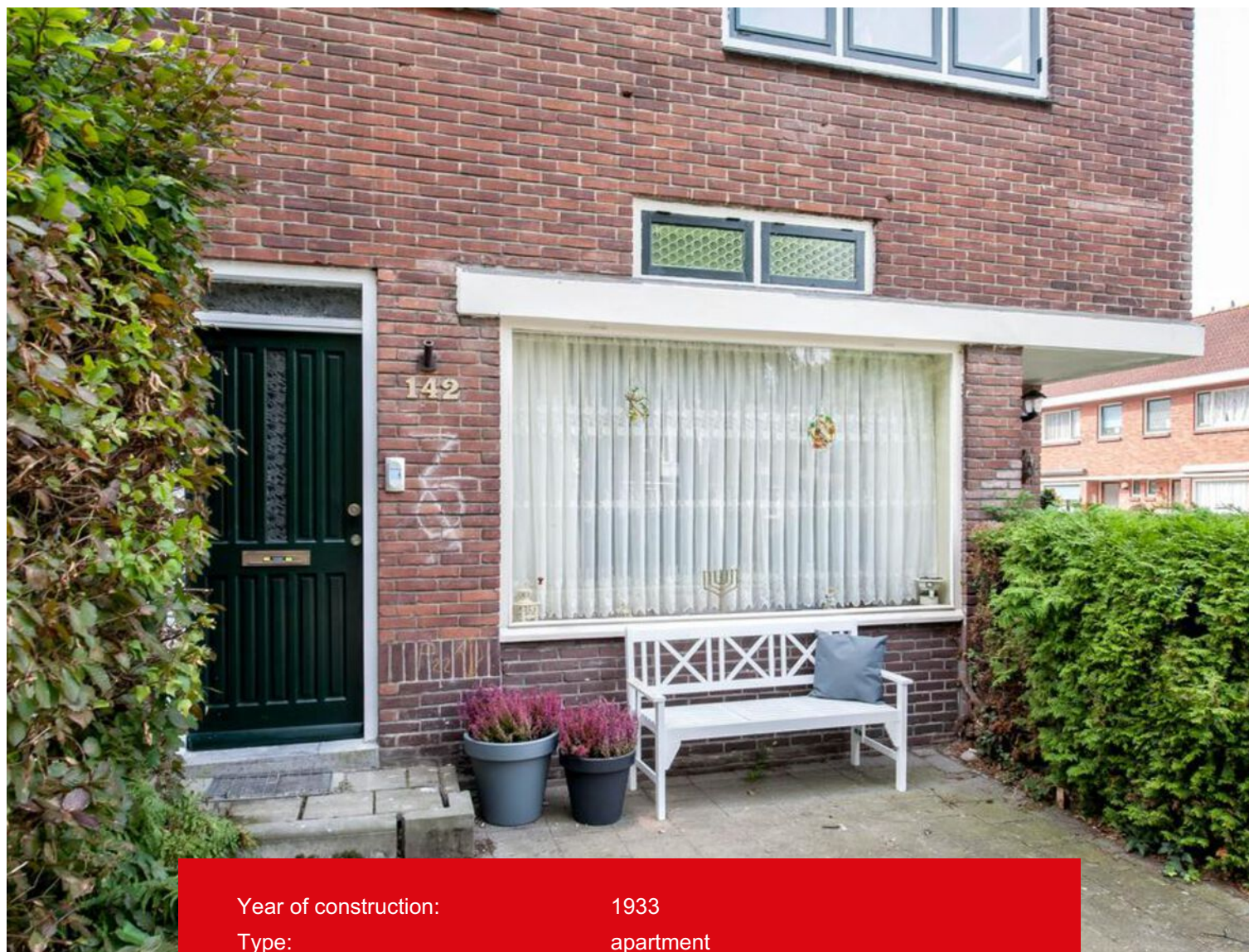
Borchsatelaan 142 B  
3055 ZN Rotterdam

Rent:  
€ 1.795,- per month

MAKELAARS ♦ TAXATEURS



# Features & specifications



Year of construction:	1933
Type:	apartment
Rooms:	4
Capacity:	225 m³
Living area:	85 m²
Heating:	central heating system
Insulation:	double glass
Energylabel:	D



## Description

Beautiful upholstered 4-room upstairs apartment located in a unique location in Hillegersberg-Rotterdam. The house is located on the corner of Borchsatelaan, close to the edge of the Rotte, the Bergse Voorplas and within walking distance of the mill park.

The property is conveniently located to the bus station, tram and after crossing the rotte, a direct connection to the highways. The house is located 5 minutes distance from supermarkets, schools, restaurants, sports clubs and parks for wonderful outdoor activities.

The property is located on the 1st and 2nd floor with modern finishes and perfect maintenance.

Layout:

1st floor:

Through the entrance to the house there is a staircase leading to the second floor. On the landing of the first floor the large French doors give access to a spacious living area with on the right side the white open kitchen with peninsula,

equipped with a refrigerator, oven, stove with hood, dishwasher and various storage spaces. The apartment has a bright living room due to the amount of windows, overlooking the single and residential area. It also does have a light-wood parquet floor, the light colors and the sitting area near the window gives the living room a cozy but quiet atmosphere. From the landing you have access to the toilet, of which both the floor and all the walls are tiled. You also have access to a separate room for a washing machine and storage.

2nd floor:

At the top of the stairs you have access to the 3 bedrooms, 2 bedrooms contain a Velux Cabrio balcony window overlooking the corner of the street and nature opposite the house. On the other side of the stairs is the fully tiled bathroom. The luxurious bathroom features a walk-in shower with shower-enclosure and a rain showerhead, wall-mounted radiator, a back-to-wall bathtub, and a double sink.

Details:

- Upholstered delivery;
- Recently renovated;
- Located in Hillegersberg-Rotterdam.

Lease terms:

- Lease term: minimum of 1 year;
- Rent effective date: available per 1st of February 2024;
- 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

