

**FOR RENT**



**Kolpa v/d Hoek**

Sichemstraat 14 B  
3061 KS Rotterdam

Rent:  
€ 1.900,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	1938
Type:	apartment
Rooms:	3
Capacity:	256 m <sup>3</sup>
Living area:	75 m <sup>2</sup>
Balcony:	3 m <sup>2</sup>
External storage:	16 m <sup>2</sup>
Heating:	central heating system
Energylabel:	E



## Description

Fully furnished 3-room apartment on the 1st floor in the middle of the popular Kralingen district with all facilities in the immediate vicinity.

The apartment is conveniently located to the recreational area around the Kralingse Bos. Public transport and highways A16 and A20 are also very nearby as well as a wide variety of stores and restaurants.

Kralingen is known among young and old as a hip international neighborhood full of fun. It is located at a very convenient distance from the Erasmus University and about 10 minutes by bike from the Center of Rotterdam. There are several pleasant shopping streets with supermarkets, boutiques, cafes and restaurants. In short, a wonderful place to live.

Layout:

Ground floor:

Open porch, stairs to the floor.

1st floor:

Entrance hall, meter cupboard and access to the living rooms, bedrooms, kitchen and bathroom.

The living room has two sections separated by traditional sliding doors. The sitting area is located at the front of the house, the dining area at the rear. At the front of the apartment there is also a separate bedroom. At the rear of the house is the kitchen which is equipped with a gas hob, extractor, refrigerator, oven, dishwasher and sink. There is also plenty of storage space in the upper cabinets of the kitchen. The kitchen also provides access to the balcony of the apartment. Next to the kitchen is the master bedroom, equipped with double bed, washer and dryer and separate sink. In the hallway is the bathroom with bathtub and toilet.

Storage room in the basement of approx. 16 m<sup>2</sup>.

Special features:

- Fully furnished;
- top location near the center of Rotterdam;
- various highways(A20, A16) in the vicinity;

Conditions:

- Rental period: Maximum 2 years;
- preferred starting date: 1st of March 2024;
- 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.

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# Location on map

