

# FOR RENT



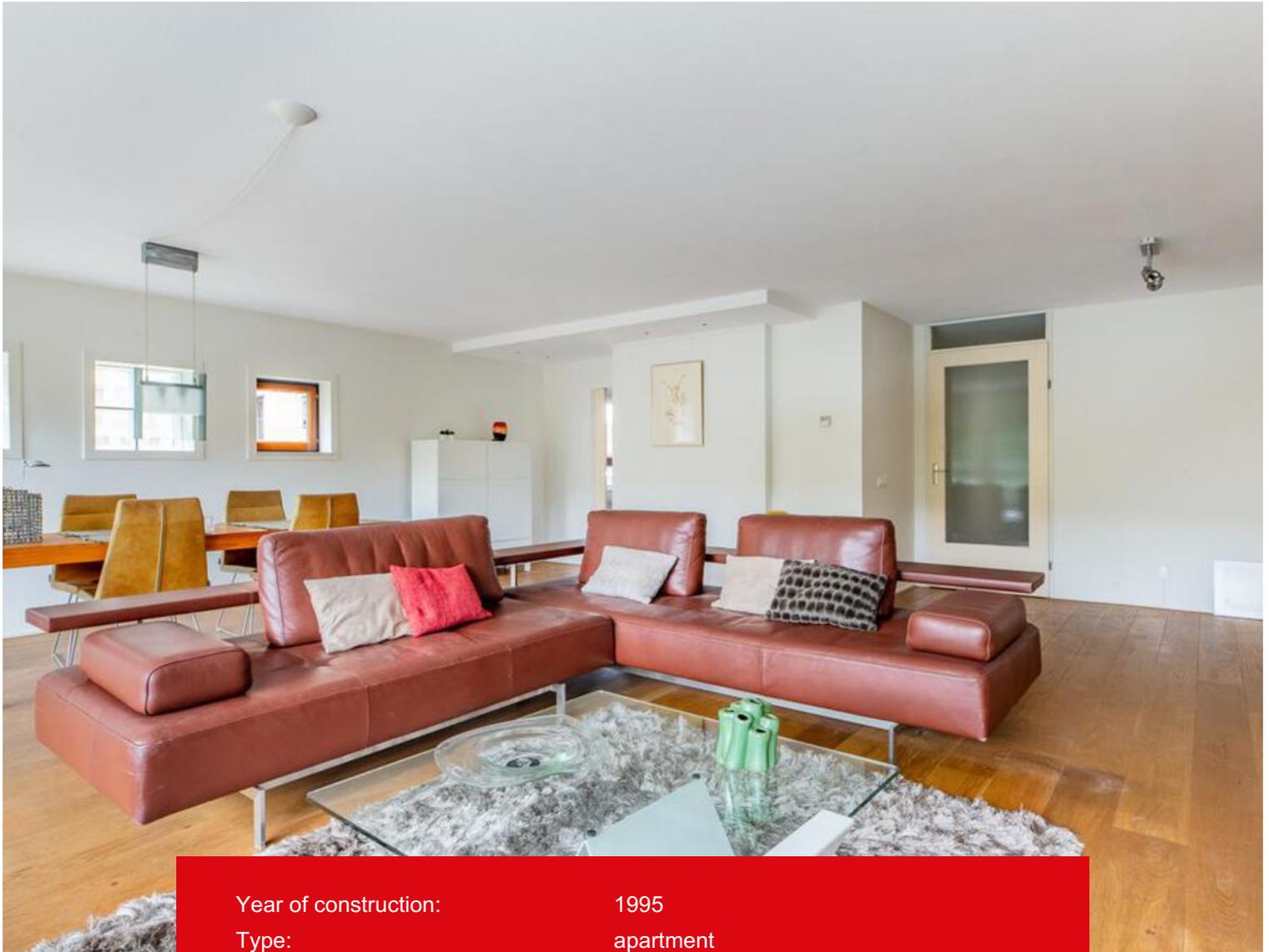
**Kolpa v/d Hoek**

Pompenburg 24  
3032 EM Rotterdam

Rent:  
€ 2.200,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	1995
Type:	apartment
Rooms:	3
Capacity:	260 m <sup>3</sup>
Living area:	100 m <sup>2</sup>
Balcony:	12 m <sup>2</sup>
Heating:	central heating system
Energylabel:	B



## Description

Furnished 3-room apartment at a top location in a quiet apartment complex with all city facilities within walking distance. The apartment also contains a private parking space in the parking garage. The apartment has a balcony and a storage room in the basement.

Shops, supermarkets, restaurants, Erasmus University and entertainment are a short distance away. Very close to the highways and public transport (tram, metro and train station). The green area around the Kralingse Bos is within 10 minutes cycling distance.

Layout:

Ground floor:

Closed entrance with mailboxes, and elevator to floors.

2nd floor:

Entrance hall with access to the rooms. Bright living room with large windows and access to the balcony with green view. The living room has a cozy sitting and dining area. The semi-open kitchen is accessible via the living room, which is equipped with various built-in appliances including a double sink, dishwasher, refrigerator, hob and oven. The master bedroom has a double bed and wardrobe. Bedroom II is furnished as an office and also has a large closet. Modern bathroom with bath, shower and washbasin with mirror. Separate toilet with hand basin.

In the basement is the parking garage with a private parking space. The storage space that belongs to the apartment can be found on the ground floor.

Special features:

- Fully furnished;
- Prime location near the center of Rotterdam;
- Various roads and public transport in the vicinity.

Conditions:

- Minimum rental period: 1 year, maximum 2 years;
- Preferred starting date: 15th 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, electricity, internet and TV 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.

















# Location on map

