

FOR RENT



Kolpa v|d Hoek

Van der Waalslaan 53
3045 BG Rotterdam

Rent:
€ 3.250,- per month

MAKELAARS ♦ TAXATEURS

Kenmerken & specificaties



Year of construction:	2015
Type:	single family house
Rooms	6
Capacity:	443 m ³
Living area:	188 m ²
Heating:	central heating system
Insulation:	fully insulated
Energylabel:	A



Description

Very spacious and semi-furnished, 7-room corner house with large front and backyard and private parking space, located in the popular brand new neighbourhood 'Park Zestienhoven'. This green child friendly area is very popular among (young) families and expat families. In the vicinity are (primary) schools, childcare and after-school care but also a variety of recreational facilities. The centre of Rotterdam, the Kralingse Forest and the International School are at a distance of about 10 minutes by bike. For daily shopping, the shopping areas on the Kleiweg and the Peppelweg are easily and quickly accessible.

The motorways can be reached within 5 minutes by car. Public transport facilities (bus 34) are on the corner of the street.

Layout:

Ground floor;

Entrance hall with access to the living room and separate toilet. The bright living room including kitchen and spacious dining area are modernly

finished. The living room has many windows, so the house is well lit. In addition, the house has french doors to the conservatory and backyard. The backyard is equipped with various furniture, a veranda, playground equipment and a lawn, ideal for children to play outside!

The large kitchen is equipped with various appliances, such as a luxury fridge-freezer, a dishwasher, 5-burner gas hob with extractor fan, oven, microwave and sink.

1st floor;

Landing with access to three bedrooms.

The master bedroom and two smaller, yet spacious, bedrooms. The bathroom is also on this floor. The bathroom has modern concrete look tiles, a lovely bath, walk-in shower, toilet and double sink.

2nd floor;

Landing with access to the other two very large bedrooms. On this floor there is also a separate laundry room with washing machine connection.

Special features:

- Property is unfurnished;
- Royal backyard;
- The roof is equipped with solar panels
- Located in the newly built village close to the centre of Hillegersberg;
- Just a 10-minute-drive from the city centre;

Conditions:

- Minimum rental period: 1 year;
- Preferred starting date: 8th of April 2024
- Diplomatic clause is available at rental period of two years(for tenant or landlord)
- 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 2 months.

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

