## **FOR RENT**





Heemraadssingel 108 A02 3021 DH Rotterdam

Rent: € 2.150,- per month

MAKELAARS • TAXATEURS

# **Features & specifications**



Rooms:

Capacity: 430 m³
Living area: 142 m²
Roofterrace: 40 m²

Heating: central heating boiler

Energylabel: D



### **Description**

Beautiful apartment on one of Rotterdam's most beautiful canals, Heemraadssingel. The property is very central to the city centre, public transport and shops. The property has two lovely roof terraces and offers plenty of space. The property is located on the third and fourth floor and is offered unfurnished.

This beautiful property offers a subtle layout divided over two floors. Upon entering on the ground floor, you are led to a shared entrance hall, after which a private staircase on the second floor takes you to the third floor. On the third floor is a spacious hallway that provides access to several functional rooms. A separate toilet with basin, a closet, a cosy bedroom with access to an authentic balcony, and a bathroom with relaxing bathtub equipped with bubble function, a separate walk-in shower and a beautiful washbasin complete this floor.

Wonderful living room that runs from front to back and offers nice views on both sides.

At the rear is the semi-open kitchen equipped

with various built-in appliances, including; combination oven, dishwasher, gas hob and extractor. There is a separate fridge. The entire living room has warm-coloured wooden flooring.

On top of all this, the fourth floor offers a landing with several built-in cupboards, offering the possibility of practical storage. Two bedrooms not only offer comfortable living space, but a spacious landing can also serve as a versatile workspace. The highlight of this floor is undoubtedly the roof terrace at the front, accessible from the landing, and an additional roof terrace at the rear, accessible from one of the bedrooms.

#### 4th floor;

Landing, various fitted wardrobes with storage space and two bedrooms. The landing is very spacious and can optionally be used as a working space. From this landing there is access to the roof terrace at the front. From one of the bedrooms there is access to the roof terrace at the rear.

#### Specialties:

- beautiful old building anno 1916;
- parking on the street paid or with a parking permit;
- very close to the City Center of Rotterdam;
- beautiful green view in front;
- service costs of approx. € 30,- per month for cleaning common hallway.

#### Conditions:

- Rental period: maximum 24 months;
- Preferred starting date: directly;
- 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;
- Utilities: 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;

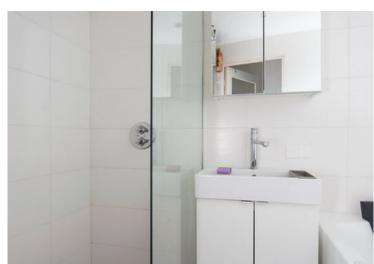
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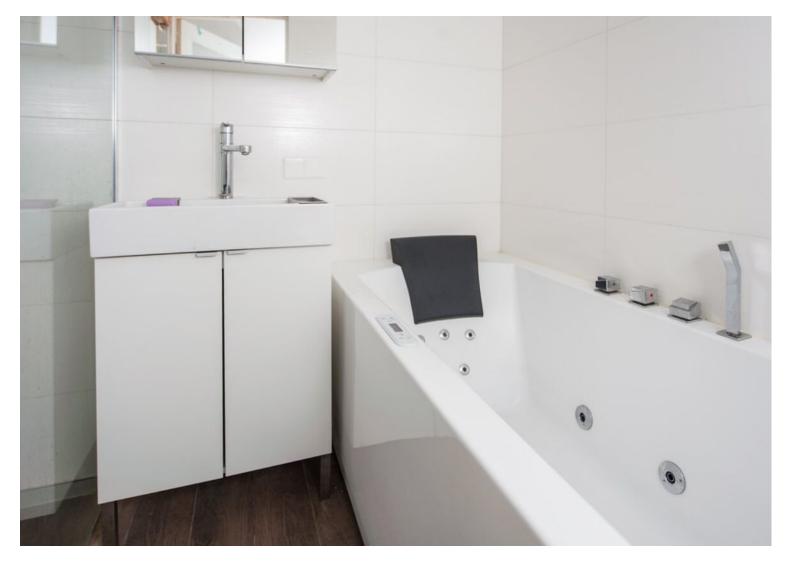
































# Location on map

