

ROTSVAST

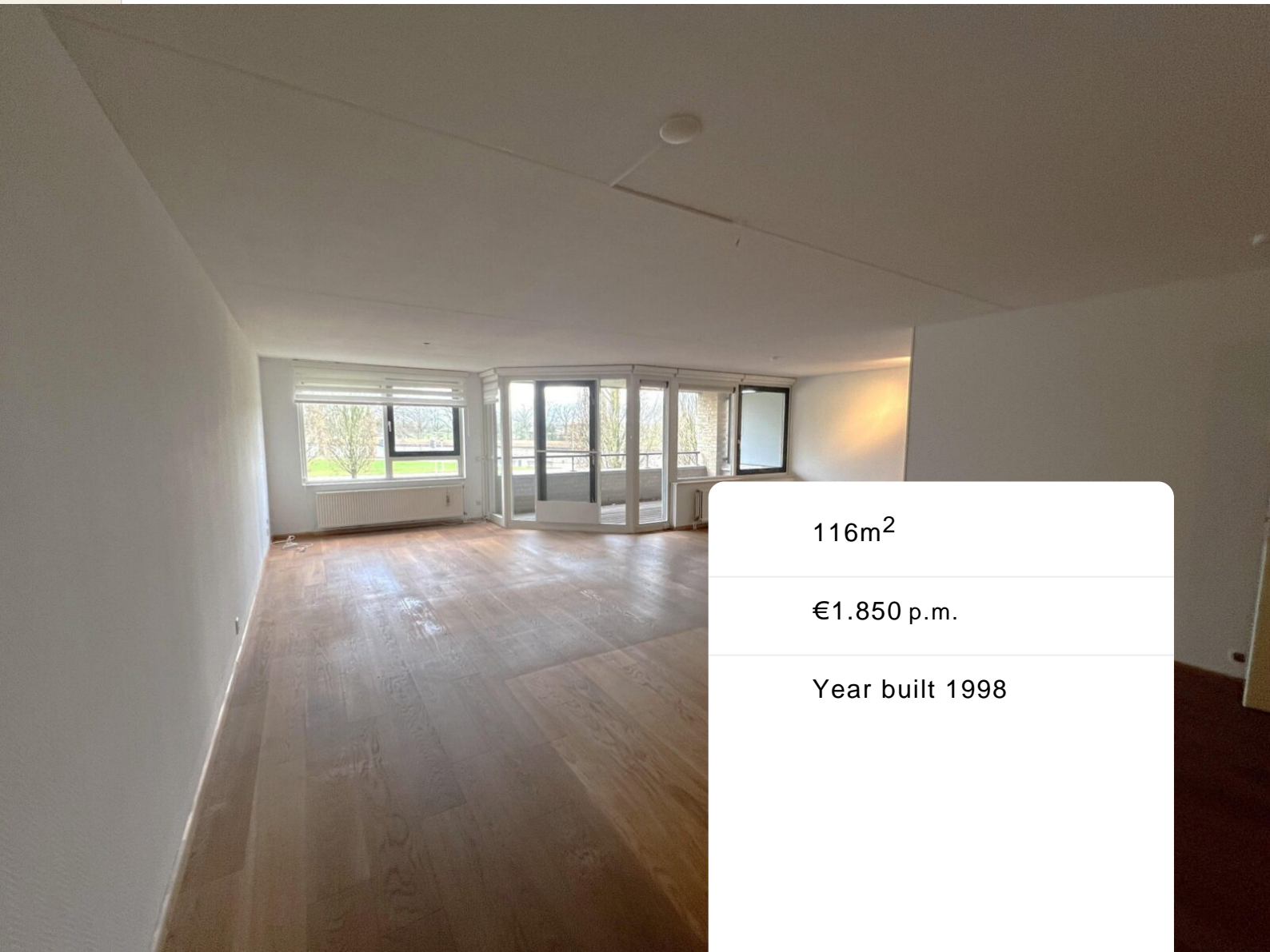
verhuur, verkoop & vastgoedbeheer



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Basalt Malden

Features



116m²

€1.850 p.m.

Year built 1998



Rotsvast Nijmegen

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www.rotsvast.nl

Features

Transfer

Price: €1.850 p.m.

Status: Nieuw

Interior: Upholstered

Build

House type: Apartment, Flat, Apartment

District: Malden-West

Year built: 1998

Surface areas and volumes

Living area: 116m²

Indeling

Number of living rooms: 3

Number of bedrooms: 2

Number of bathrooms: 1

Total of rooms: 3

Bathroom facilities: Toilet, Washbasin

Number of kitchens: 1

Number of toilets: 2

Features

Pets: No

Other facilities: Mechanical ventilation, Natural ventilation

Maintenance indoor: good

Maintenance outdoor: good

Public transport: No

Description

New to the rental market!

Located directly on the Maas-Waal Canal, this furnished apartment offers a beautiful view of the water from the living room and spacious adjoining balcony. Ideal for enjoying the daily passage of ships, boats, and pleasure craft, or for watching hikers and cyclists. A truly prime location for nature lovers.

Layout:

This apartment has a practical layout and is located on the second floor, or first floor. A communal entrance, equipped with an elevator and staircase, leads to the hallway shared with the neighbors. From this hallway, you have access to the apartment. The entrance leads to the living room, which, thanks to its natural light and views, creates a very pleasant living space. Adjacent to the living room is a semi-open kitchen with a dated but functional layout.

The bathroom and a separate second toilet are also located in the hallway. The bathroom is equipped with a bathtub, shower, second toilet, and sink. There is also a separate laundry and boiler room with the washing machine connection and the combination boiler. This space offers practical storage and amenities for daily use.

The two bedrooms are accessible from the hallway. The largest, the master bedroom, features a balcony where you can enjoy the fresh air and views of the street. The remaining bedroom offers ample space for guests or a home office, for example.

The basement parking garage, accessible by elevator, includes a private parking space. There is also a spacious private storage unit (9 m²).

Location:

Located within cycling distance of beautiful nature reserves, such as Mookerheide, and approximately a 15-minute drive from Nijmegen with all its amenities, university, hospitals, and Central Station. It also offers excellent access to highways such as the A73.

Extras:

- Unobstructed view
- Accessible and accessible for people with disabilities
- Complex built around 1997
- Two balconies facing southwest and northeast
- Shared bicycle storage
- Private storage room in the basement
- Spacious private parking space in the underground parking garage
- Elevator and video/intercom system with screen available
- Energy label A (fully insulated)
- Expats welcome, singles and couples also welcome
- Not suitable for children and pets

Availability:

The apartment is available immediately. Please indicate your desired start date in your application.

Contract type:

A permanent lease agreement is offered. A notice of termination for the landlord will be included for personal use/use by relatives, with the exception of the first year. The landlord wishes to rent the property for four/five years and then move in themselves.

Rent:

The rent for the property is €1850, excluding the monthly homeowners' association fee of €50. GWL, internet, and municipal taxes apply to your own contracts.

Rental criteria:

Our standard requirement is that a candidate must have a gross monthly income of at least 3 times the basic monthly rent. We would appreciate receiving information about your personal and financial situation (copy of passport and bank card, three recent payslips and deposits, and a signed employment contract/employer's statement) after the viewing.

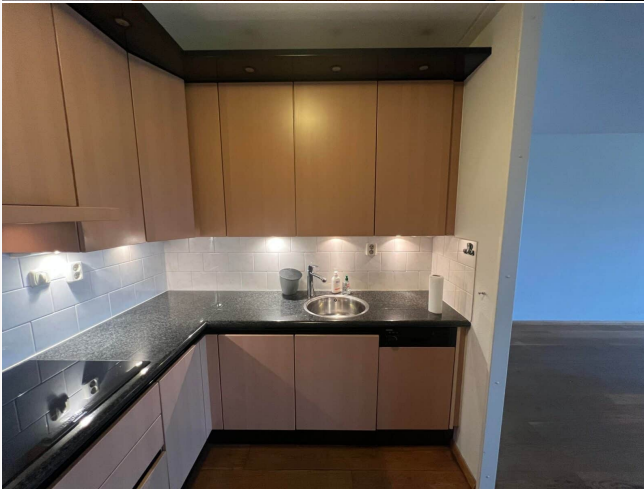
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berging
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parkeerplaats

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Media





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