ROTSVAST

verhuur, verkoop & vastgoedbeheer

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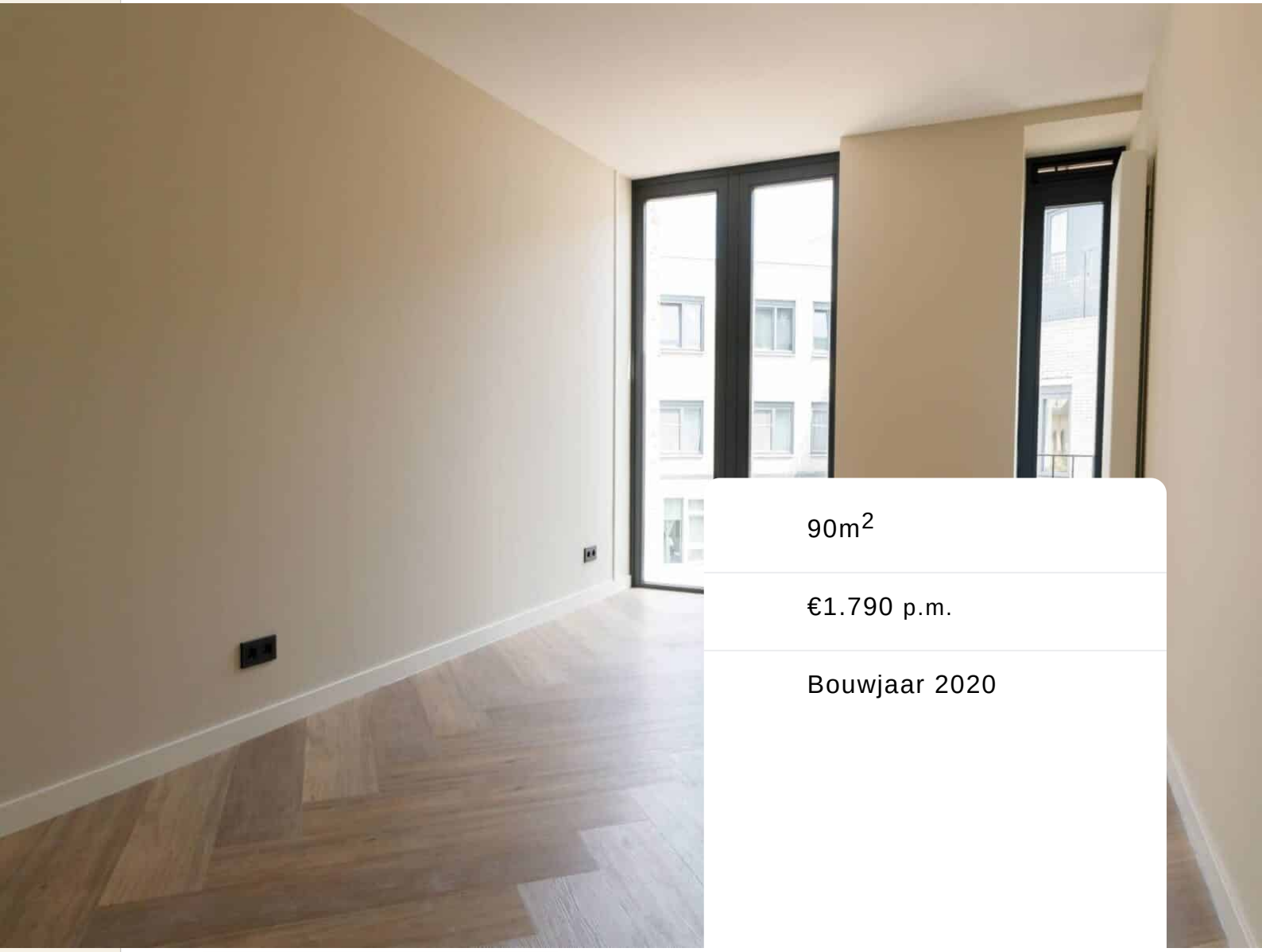
Kazernestraat Gouda

Features



90m^2

€1.790 p.m.

Bouwjaar 2020

Rotsvast Gouda

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www.rotsvast.nl

Features

Transfer
Price: €1.790 p.m.
Status: Verhuurd
Interior: Upholstered

Build
House type: Apartment, Mezzanine, Apartment
District: Nieuwe Markt e.o.
Year built: 2020

Surface areas and volumes
Living area: 90m^2

Indeling
Number of living rooms: 2
Number of bedrooms: 1
Number of bathrooms: 1
Total of rooms: 2
Bathroom facilities: Shower, Washbasin
Number of toilets: 1

Features
Pets: No
Maintenance indoor: excellent
Maintenance outdoor: excellent
Public transport: Yes

Description

LUXURY APARTMENTS AVAILABLE IN FORMER V&D STORE GOUDA CENTER

At Kazernestraat/Agnietenstraat in Gouda, you will find this beautifully renovated building (both inside and out) which formerly housed the V&D department store. The building has now been drastically renovated and this space offers, among other things, 6 luxuriously finished apartments on the first and second floors of this complex.

Do you want to live in a luxury apartment in a very central location in Gouda? Then read on!

Through the central entrance, located on Kazernestraat, you enter the main hall with doorbell panel, mailboxes, and access to the stairwell leading to the first and second floors of this complex.

On the second floor, this spacious apartment of no less than 90 m2 is offered to you. Through the front door, you enter the central hallway of the home. On your left-hand side, you will find the wardrobe with access to the central heating and laundry room. On your right-hand side, there is a toilet with a small sink, which is separate from the bathroom.

If you continue through the central hallway, you enter the spacious living room. With a length of almost 10.5 meters, it is a wonderful space where you have enough possibilities to create a separate seating area and dining area. On your left upon entering, you will find the modern and very complete kitchen. Through the photos, you can get an impression of the kitchens that will be installed. As you can see, a very complete kitchen with, among other things, a hob, built-in fridge-freezer, dishwasher, oven/microwave, and more than enough cupboard space. (appliances subject to change).

The living room is, as mentioned earlier, remarkably spacious and bright. The light comes in through the large window section at the front of the building, a French balcony with inward-opening doors, and two tilt windows.

A second hallway, accessible via the living room, connects the living room with the bedroom and the bathroom.

The bedroom is located at the front of the building and features a very spacious walk-in closet. With approximately 23 m2, the bedroom is very spacious and therefore offers more than enough space to create a large bedroom with a corner for a workspace, play area, etc.

The bathroom will be delivered in a luxurious finish and will be equipped with a walk-in shower, two sinks, and a towel radiator. Thanks to the stylish choice of tiles and bathroom furniture, it has a beautiful, modern look. See also the bathroom impressions in this listing.

It is good to mention that the landlord intends to install solar panels on the roof, making your home energy-neutral/energy more efficient. The savings on your energy bill are of course included in the rent price.

SPECIAL FEATURES:

- This apartment is offered to you for an indefinite period with a minimum rental period of 12 months
- Monthly contribution to service costs for electricity in the common areas is €16.60
- Monthly contribution to service costs for cleaning in the common areas is €44.17 per month
- In the attachments, you will also find some floor plans. The above description refers to apartment 5, type B
- The complex has a shared roof terrace that can be used by all residents
- Solar panels will be installed on the roof that deliver energy back to the apartments. This will make your energy bill very low
- This apartment is finished luxuriously with a PVC floor, white painted ceilings, walls in cream color, high baseboards
- This apartment has its own storage room, accessible via the central hall of the complex and on the same floor as your front door. This storage room is approx. 7 m2.
- The complex **does not** have an elevator. Floors are accessible via the central staircase
- You pay service costs for electricity and cleaning of the common areas.
- This home has an energy label/energy index with a rating of A
- This home scores 211 points in the WWS points system and falls within the free sector. An up-to-date score will be provided to the tenant before the start of the rental agreement

SELECTION PROCEDURE

Rotsvast determines based on the incoming emails which candidates have responded first. Given the estimated large number of responses, not all candidates can be invited. The email must at least include the following information:

- Name of tenant(s)
- Explanation of the composition of the household
- Gross annual income of the tenant(s)

Responses that do not meet these requirements will not be processed.

Invitations will be sent on a first-come, first-served basis. For the viewing round: full means full.

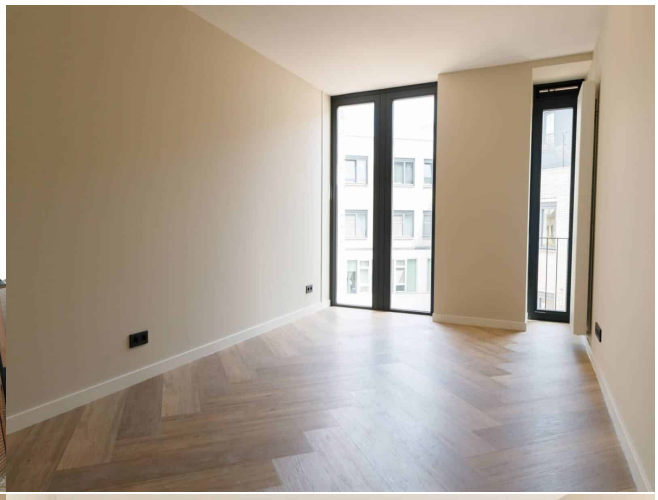
After the viewing, screening will be conducted on income and reliability in various (public) registers. The tenant must fully and successfully complete this screening with five stars, the highest score within our screening tool (Properize). The decision to rent the property to a candidate lies entirely with the property owner. If multiple candidates successfully pass the screening, the choice will be based on income, screening, and the tenant's personal situation. As a tenant, you have the opportunity to explain your personal situation during the screening.

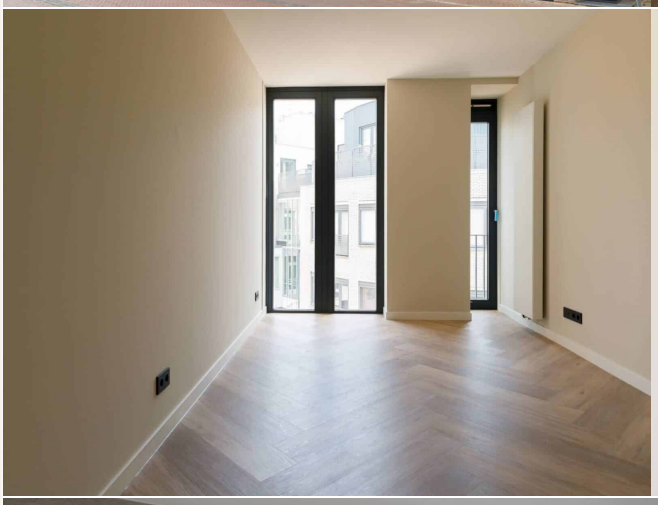
Candidates who are not assigned the property after the screening are entitled to further explanation. Of course, they can also review the screening report.

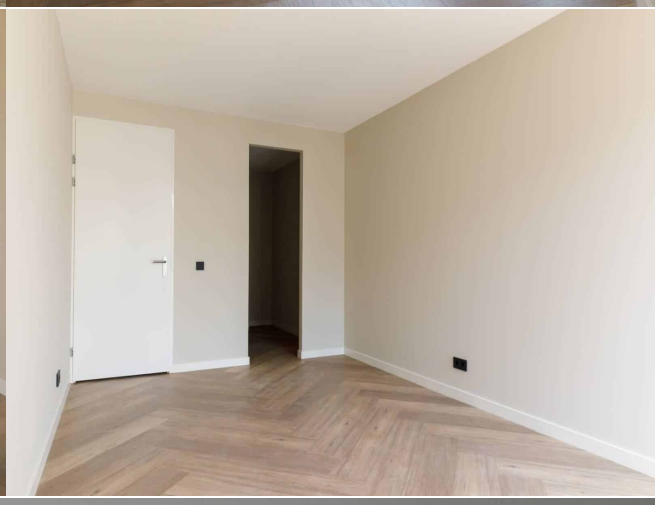
PLEASE NOTE: Rotsvast represents the interests of the owner, who is interested in renting out from the available date. As soon as a screening is fully completed, Rotsvast will immediately present the file to the owner. If a file has already been accepted, files received fully afterward will no longer be considered in the process. It is the responsibility of candidate tenants to provide a complete file as soon as possible. Rotsvast will not actively inform tenants about the progress of the screening process of other candidates. In a overheated housing market, Rotsvast assumes candidate tenants are aware of the importance of timely action.

Interested in this property? Then contact Rotsvast Gouda to make an appointment.

Media







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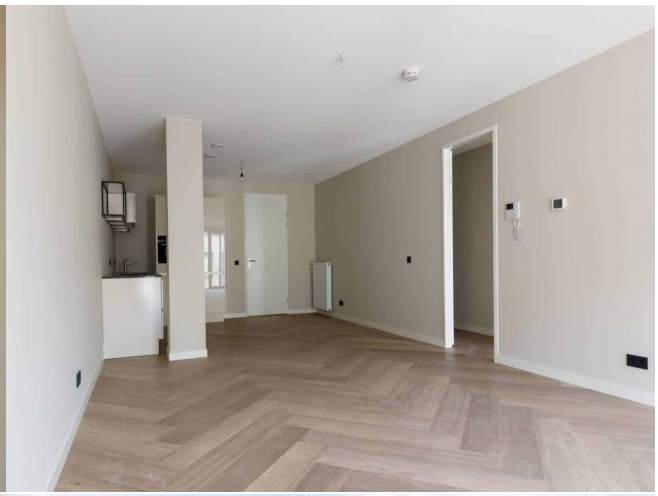

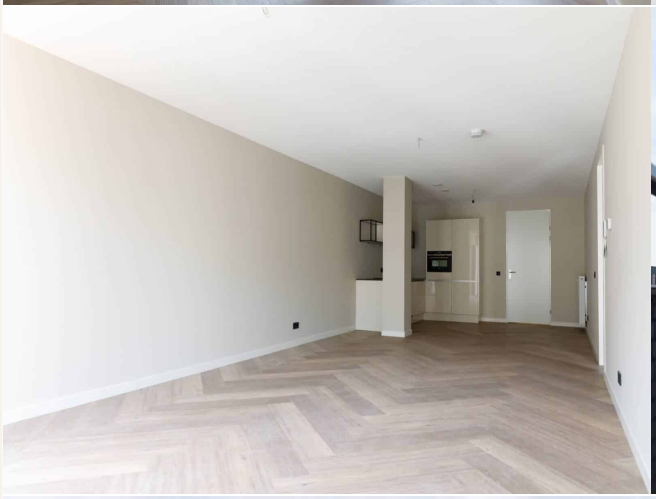

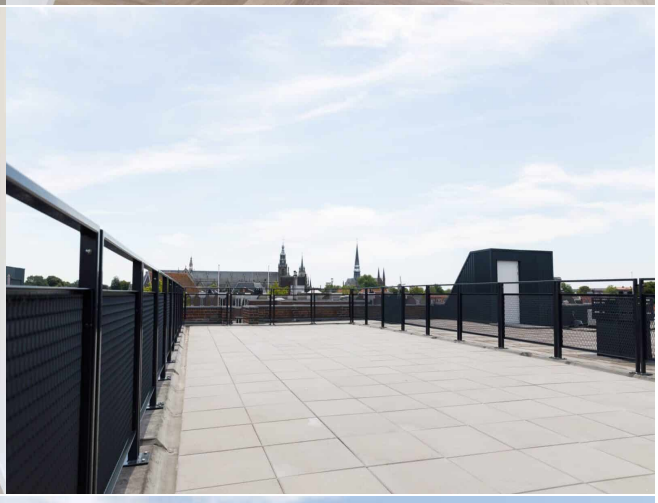

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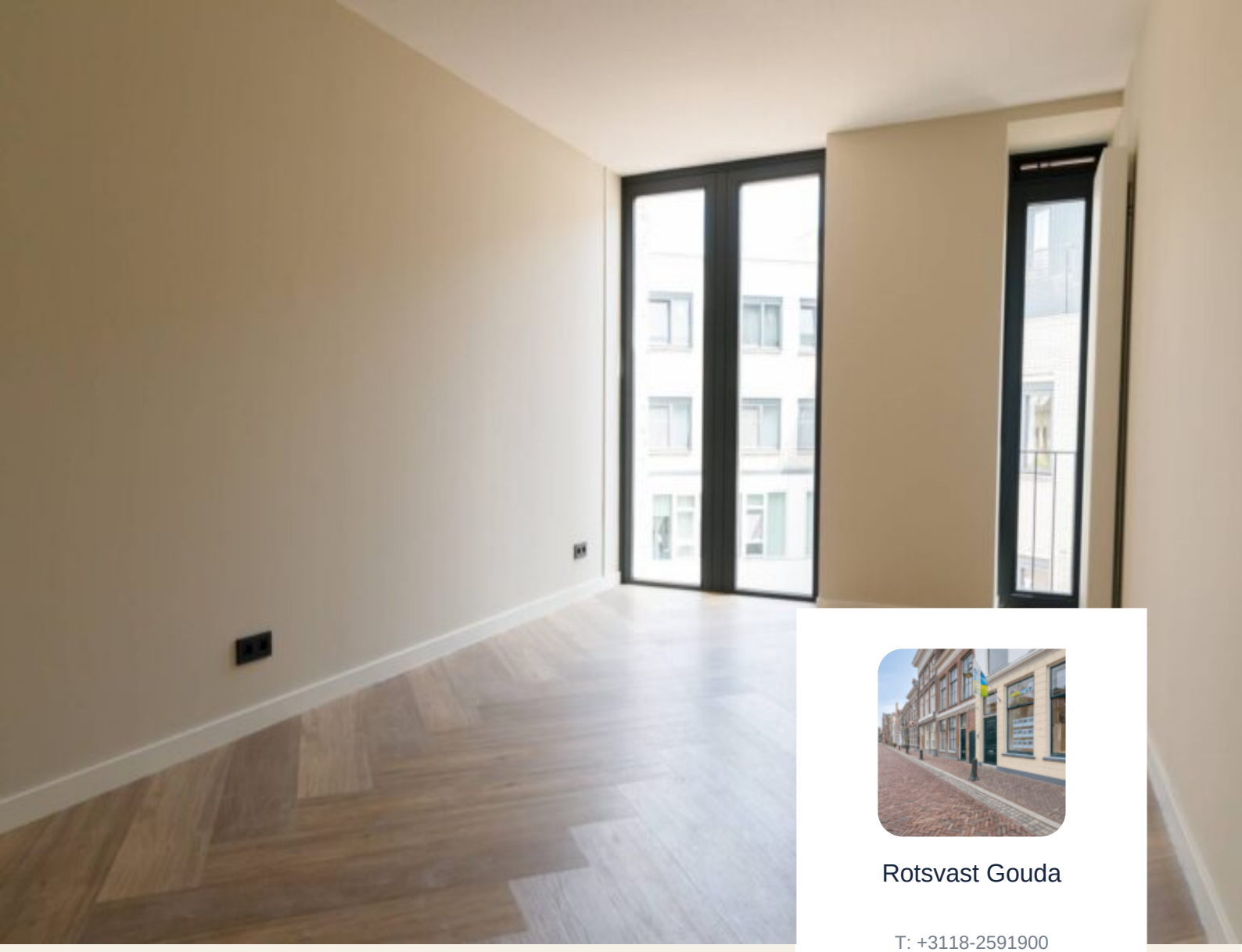

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