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BERLIN-SPANDAU · APARTMENT · FOR RENT

# One-room flat with large balcony over green courtyard in Berlin-Spandau

42 m<sup>2</sup> on the second floor with a large balcony off the kitchen and a private cellar room

€800 per month

42.16 m<sup>2</sup>

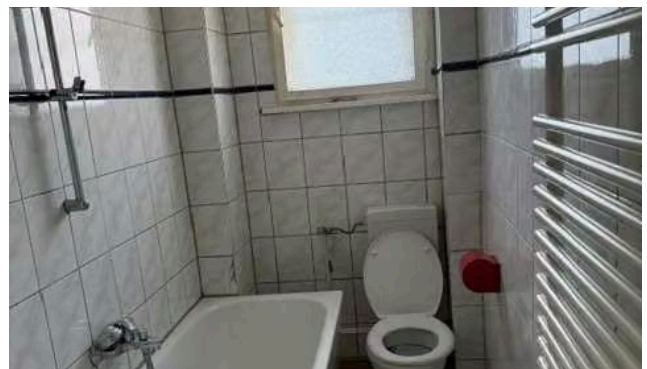
1 room

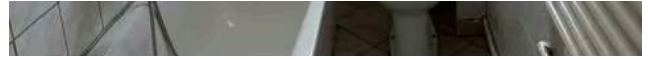


**Luba Baumgärtner**

Your contact for this property

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## The property

A one-room apartment of 42.16 m<sup>2</sup> on the second floor of a well-kept residential building at Barnewitzer Weg 35. The main room is generously sized and serves as living and sleeping space. The kitchen is a separate room, not a niche, and it is roomy.

From the kitchen a door leads straight onto the balcony. It is large and looks over the inner courtyard, which is planted and quiet. Few one-room flats in Berlin come with outdoor space of this size.

The layout is completed by a hallway and a bathroom. A private cellar room belongs to the flat and gives storage for suitcases, bicycles or seasonal things. The moving-in date is by arrangement. No energy efficiency class is stated in the available data.

42.16 m<sup>2</sup> on the second floor

Separate, spacious kitchen

Large balcony accessed from kitchen

Quiet view into green courtyard

Private cellar room included

Bus to Bahnhof Spandau in 7 minutes

## Key facts

|                         |                      |
|-------------------------|----------------------|
| Type                    | Apartment            |
| Town                    | Berlin, Spandau      |
| Federal state           | Berlin               |
| Postcode                | 13599                |
| Living area             | 42.16 m <sup>2</sup> |
| Rooms                   | 1                    |
| Floor                   | 2nd floor            |
| Status                  | for rent             |
| Monthly service charges | €200                 |
| Features                | balcony or terrace   |

## The location

Spandau is the westernmost district of Berlin, where the Spree flows into the Havel. It has its own historic old town and the Spandau Citadel, a Renaissance fortress, and it feels in many places more like a separate town than a part of the capital. Barnewitzer Weg is a quiet residential street with a lot of greenery.

A bus takes about 7 minutes to central Spandau and Bahnhof Spandau. That station is served by the S-Bahn and the U-Bahn, so other parts of Berlin can be reached without a car.

**Who it suits.** It suits a single person, such as a student, trainee or newcomer to Berlin, who wants a quiet, green setting with a proper kitchen and balcony and is happy to reach the rest of the city by bus and train.

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### Information on your right of withdrawal

#### Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

#### Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: [info@immobiliya.com](mailto:info@immobiliya.com)) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

#### Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: [info@immobiliya.com](mailto:info@immobiliya.com)) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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