ESSEN · APARTMENT · LET

# Let 2-room flat in a 1904 building in Essen-Altenessen

Let 2-room flat of 43 m² in Essen-Altenessen, currently bringing in €350 net cold rent a month

## €55,000

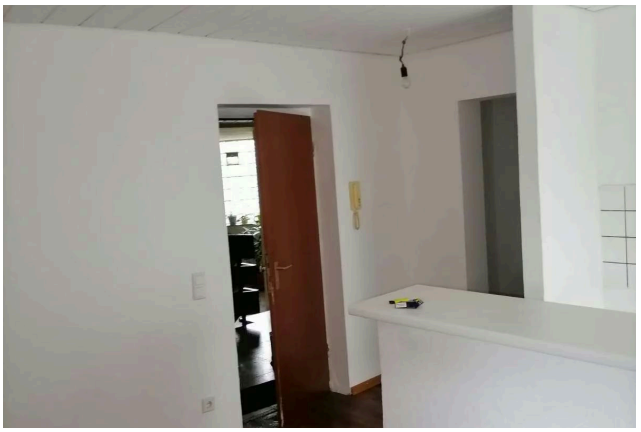
43 m² | 2 rooms | already let



**Luba Baumgärtner**
Your contact for this property

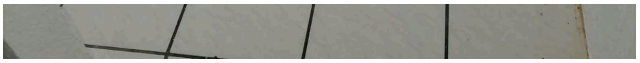
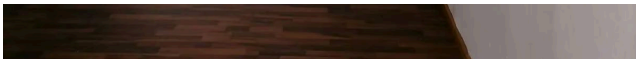
Luba Baumgärtner · +49 30 762 149 76 · WhatsApp +49 151 226 875 19 · info@immobiliya.com · https://immobiliya.com/properties/apartment-essen-7537k









## The property

A small, let flat on the first floor of an apartment building from 1904. It has 43 m² and two rooms: a living room and a separate bedroom. The flat was renovated a few years ago and is in good condition.

The tenant pays €480 a month including heating and service charges. Of this, €350 is net cold rent, which works out at about €8.14 per m² and €4,200 a year. The monthly charge to the owners' association (Hausgeld) is currently €198.10. A buyer takes over the existing tenancy agreement.

The floors are laminate. The kitchen is open to the living area and tiled. The shower room lies inside the flat and has no window. A cellar room belongs to the flat.

Heating is gas central heating, and the energy certificate shows class D. That is a middling result, typical for a building of this age.

- Sold with sitting tenant
- Net cold rent €350 per month
- 43 m², two rooms
- Renovated a few years ago
- Building from 1904
- Gas central heating, class D
- Private cellar room

## Key facts

| | |
|---|---|
| Type | Apartment |
| Town | Essen |
| Federal state | North Rhine-Westphalia |
| Postcode | 45326 |
| Living area | 43 m² |
| Rooms | 2 |
| Floor | 1st floor |
| Year of construction | 1904 |

| | |
|---|---|
| Status | already let |
| Energy efficiency class | D |
| Energy demand | 123.2 kWh/(m²·a) |
| Energy source | gas |
| Reference | 7537k |

## The location

Essen is one of the largest cities in North Rhine-Westphalia and lies in the centre of the Ruhr, the former coal and steel region between Duisburg and Dortmund. Altenessen is a district in the north of the city. It grew up around coal mining and remains a residential area of mostly older apartment buildings.

According to the seller, the flat is on a quiet residential street, with public transport, shops and schools within reach and green spaces nearby.

**Who it suits.** This flat suits a buyer looking for a modest, already let investment in a large German city who does not need to live in the property soon.

### What it costs in total

| | |
|---|---|
| Real estate transfer tax (North Rhine-Westphalia, 6.5%) | €3,575 |
| Notary and land register (approx. 1.5–2%) | €825–1,100 |
| Agency commission | €3,000 incl. VAT |

Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

## Price, costs and yield

New online since 06/11/2026

## Purchase costs

| | |
|---|---|
| **Total cost** | **€62,675** |

## Yield

| | |
|---|---|
| Gross rental yield | 10.47 % |
| Net rental yield | 7.49 % |

## Financing

| | |
|---|---|
| Loan | €43,873 |
| Monthly instalment | €227 / month |
| **Monthly surplus (before tax)** | **€165 / month** |

Buyers not resident in Germany usually need 30–40% equity; we can introduce banks that lend to foreign buyers.

Non-binding example with rounded figures, not tax or financing advice. Interest rate: 4.2 % (10/2026).

## Location and surroundings




Approximate location · Data © OpenStreetMap contributors

45326 Essen · View on Google Maps

| | |
|---|---|
| Bus Palmbuschweg | 2 min walk |
| U-Bahn Kaiser-Wilhelm-Park | 15 min walk |

| | |
|---|---|
| U-Bahn Altenessen Bf | 16 min walk |
| Supermarket Aldi | 15 min walk |
| Bakery Malzers | 16 min walk |
| Pharmacy Hedwig Apotheke | 11 min walk |
| Doctor Gemeinschaftspraxis Schonnefeldstrasse | 16 min walk |
| Nursery KiTa “Zechenzwerge” | 4 min walk |
| School Nelli-Neumann-Schule | 8 min walk |
| Park Spielplatz Rahmstraße | 8 min walk |

2 restaurants and cafés within 500 m

## 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) 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) 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



Your contact for this property

## Luba Baumgärtner

L&B Immobiliya EuRuS GmbH


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|---|---|
| **WhatsApp** | +49 151 226 875 19 |
| **Mobile** | +49 151 226 875 19 |
| **Phone** | +49 30 762 149 76 |
| **Email** | info@immobiliya.com |