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HERNE-HORSTHAUSEN · APARTMENT · LET

Let 3-room flat with balcony and parking space in Herne-Horsthausen

75 m² first-floor flat in Herne, let at €370 net cold rent plus €15 for the parking space

€79,000

75 m²

3 rooms

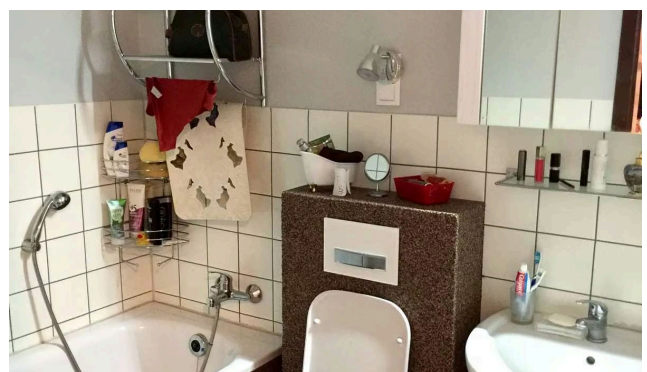
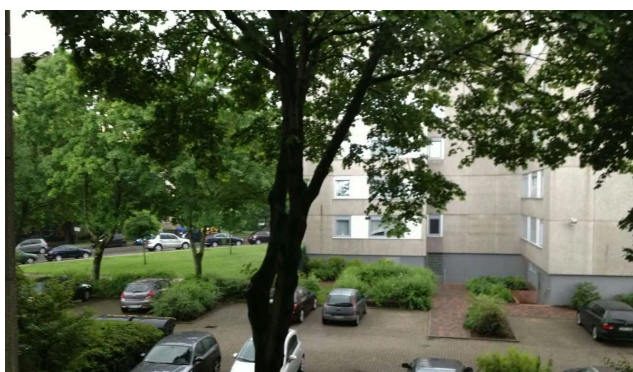
already let

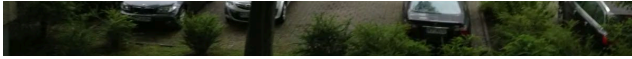


Luba Baumgärtner

Your contact for this property

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The property

This is a 75 m² flat on the first floor of a block built in 1971. It is sold with the sitting tenant, so it is a purchase for an investor rather than for own use. A parking space belongs to the flat and is included in the price.

The layout is simple. Three rooms lead off a central hall, and the kitchen and bathroom are separate. There is also a balcony, which the seller describes as sunny. The flat is described as well kept.

The tenant currently pays €370 net cold rent and €15 for the parking space. With €80 for operating costs and €100 for heating, the total comes to €565 a month. The cold rent works out at just under €5 per m². That is modest, and any increase would have to follow German tenancy law. The monthly service charge to the owners' association is €432. About €300 of it can be passed on to the tenant, so roughly €132 stays with the owner.

The building is heated by gas. According to the energy certificate the heating system dates from 2002. The energy efficiency class is E, which is typical for a building of this age that has not been fully insulated.

Sold with sitting tenant

€565 total monthly rent

Parking space included

Balcony on the first floor

Gas heating from 2002

About €300 service charge recoverable

Key facts

Type	Apartment
Town	Herne, Horsthausen
Federal state	North Rhine-Westphalia
Postcode	44628
Living area	75 m ²
Rooms	3
Floor	1st floor

Year of construction	1971
Status	already let
Features	parking space
Energy efficiency class	E
Energy demand	188.2 kWh/(m ² ·a)
Energy source	gas
Reference	7540e

The location

Herne is a city of around 150,000 inhabitants in the Ruhr area of North Rhine-Westphalia. It lies between Bochum and Gelsenkirchen, and Dortmund and Essen are a short drive away. Like most Ruhr towns, it grew around coal mining and is now a dense, largely residential city with relatively low property prices.

Horsthausen is one of Herne's residential districts. The flat is on a quiet residential street lined mostly with blocks of flats. Supermarkets and bakeries can be reached on foot, and bus stops are close by. Herne Hauptbahnhof is a short bus or car ride away. Kindergartens and primary schools are nearby.

Who it suits. This flat suits a buyer who wants a low-priced, already let rental flat in the Ruhr area and accepts a modest current rent in exchange for an immediate income.

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%) €5,135

Notary and land register (approx. 1.5–2%) €1,185–1,580

Agency commission €5,000 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).

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

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