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WUPPERTAL- OBERBARMEN · APARTMENT · LET

Let one-room apartment with balcony in Wuppertal-Oberbarmen

37 m² on the second floor with balcony and cellar, let at €242.50 net cold rent per month

€45,000

37 m²

1 room

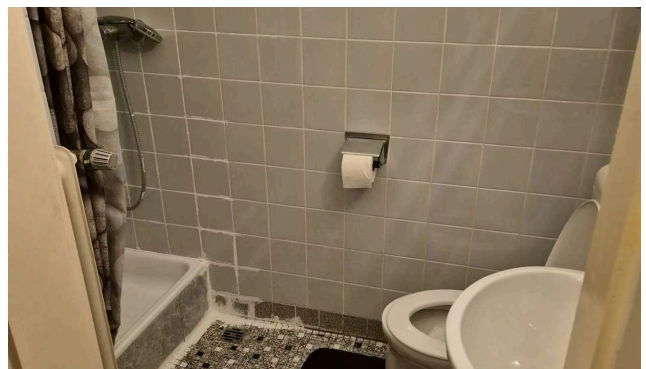
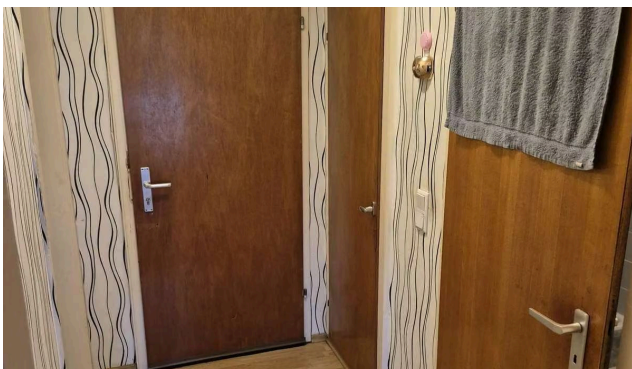
already let

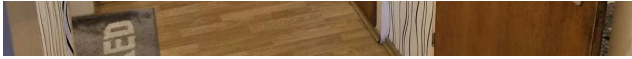


Luba Baumgärtner

Your contact for this property

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The property

A one-room apartment of about 37 m² on the second floor of an apartment building from 1968. It has a balcony and its own cellar compartment. The condition is described as well kept.

The flat is let and is sold with the sitting tenant, so rental income starts from the day of transfer. The tenant currently pays €242.50 per month net cold rent. Including advance payments for running costs and heating, the total rent is €450.00 per month.

The monthly service charge to the owners' association (Hausgeld) is €233.14. Part of this covers costs that are recharged to the tenant through the advance payments. The rest, such as the maintenance reserve and management fee, stays with the owner. The current rent is modest, and German tenancy law limits how quickly it can be raised. This should be taken into account when calculating the return.

No energy class is stated. Buyers who need the energy certificate can request it before viewing.

37 m², one room

Second floor with balcony

Private cellar compartment

Let, immediate rental income

Net cold rent €242.50 monthly

Building from 1968, well kept

Key facts

Type	Apartment
Town	Wuppertal, Oberbarmen
Federal state	North Rhine-Westphalia
Postcode	42277
Living area	37 m ²
Rooms	1
Floor	2nd floor
Year of construction	1968

Status	already let
Features	balcony or terrace
Reference	7542a

The location

Wuppertal is a city of roughly 350,000 inhabitants in North Rhine-Westphalia, about 30 km east of Düsseldorf and close to the Ruhr cities. It is known for its Schwebebahn, a suspended monorail that runs along the river Wupper through the city. It is also home to the Bergische Universität, which keeps demand for small flats steady.

Oberbarmen lies at the eastern end of the city and marks the end of the Schwebebahn line. It is a densely built residential district. According to the original description, public transport links are good and shops for everyday needs are close by.

Who it suits. This flat suits an investor looking for a small, already let unit in a large German city who accepts a modest current rent in exchange for a low entry point and no vacancy at the start.

[More properties in Wuppertal →](#)

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%)	€2,925
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Notary and land register (approx. 1.5–2%)	€675–900
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Agency commission	€4,000 incl. VAT
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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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