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OBERHAUSEN-OSTERFELD-WEST · APARTMENT · LET

Let one-room flat with sitting tenant in Oberhausen-Osterfeld, 31 m²

Ground-floor flat of 31 m², let since 2017 at a net cold rent of €230 per month

€35,000

31 m²

1 room

already let

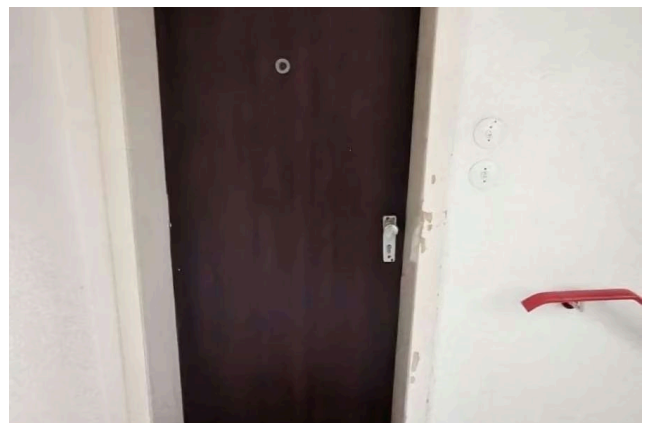


Luba Baumgärtner

Your contact for this property

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The property

This is a small apartment bought for its rent, not for living in. It measures 31 m², has one room and sits on the ground floor of a solidly built block from 1960. The same tenant has lived here since 2017.

The tenant pays €390 a month in total. Of this, €230 is the net cold rent and €160 is the monthly advance for heating and service charges. That gives €2,760 of net rent a year, or roughly €7.40 per m² per month. Heat comes from the district heating network. The energy class is E, which is middling for a building of this age.

The house has four full storeys plus a converted attic, ten flats in all, and a cellar. According to the valuation documents the building has been modernised since construction. The ground-floor position means less light and privacy than the upper floors.

One point needs attention. The property management reports that black adhesive containing asbestos was found in another flat in the building. This apartment has not been tested, so there is currently no proof either way. A second flat with the same layout, on the second floor, is also for sale. It is empty and needs extensive renovation, and the seller prefers to sell both together.

Let since 2017

Net cold rent €230 per month

31 m², one room, ground floor

Building from 1960, modernised

District heating, energy class E

Package purchase with second flat possible

Key facts

Type	Apartment
Town	Oberhausen, Osterfeld-West
Federal state	North Rhine-Westphalia
Postcode	46117
Living area	31 m ²
Rooms	1
Year of construction	1960
Status	already let

Energy efficiency class	E
Energy demand	160 kWh/(m ² ·a)
Energy source	district heating
Reference	7543

The location

Oberhausen is a city of about 210,000 people in the Ruhr, the former coal and steel region of North Rhine-Westphalia, lying between Duisburg and Essen. Osterfeld, in the north of the city, was an independent town until 1929 and still has its own small centre.

Greenstraße is in an established residential area. Shops and everyday services are nearby, as is the Osterfeld weekly market. The bus stop Osterfeld Mitte and the railway station Oberhausen-Osterfeld Süd are within easy reach.

Who it suits. It suits an investor looking for a small, already let flat with modest capital outlay, especially one prepared to look into the asbestos question and perhaps take the second flat in the building as well.

[More properties in Oberhausen →](#)

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%) €2,275

Notary and land register (approx. 1.5–2%) €525–700

Agency commission €4,000 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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