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HOHENSTEIN-ERNSTTHAL · APARTMENT · LET

Let furnished 2-room flat with balcony in Hohenstein-Ernstthal

Furnished 44.9 m² flat on the third floor, let at €270 net cold rent, about 7.2% gross yield

€45,000

44.9 m²

2 rooms

already let

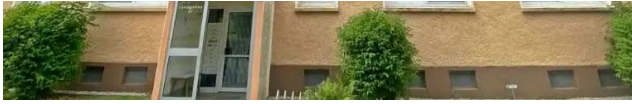


Luba Baumgärtner

Your contact for this property

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The property

A small, already let apartment in a block of flats built in 1989. It is sold furnished and with the sitting tenant. The tenancy is new, and the tenant pays €270 a month net cold rent plus €113 for heating and service charges, €383 in total. On the asking price this gives a gross yield of about 7.2%.

The flat is on the third floor and has 44.9 m² of living space in 2 rooms. The living room and the bedroom are separate. The kitchen is a room of its own, with a fitted kitchen already installed. The bathroom has a bathtub. It is an internal room without a window. Floors are laminate in the living areas and tiled in the hall and bathroom. A balcony comes with the flat.

The building was divided into individually owned flats in the mid-1990s. Since then the owners' association has kept investing in the common parts. The windows have been replaced, the facade and entrance areas redone, and the heating system renewed. The parking area was also laid out by the association. Heating is gas central heating. No energy efficiency class is given.

The sale includes a private outdoor parking space and a separate cellar storage room. The rent is modest in absolute terms, which matches the size of the flat and the local market. The total amount invested stays small.

Let furnished, new tenancy

€270 net cold rent per month

Gross yield about 7.2%

Balcony and fitted kitchen

Own outdoor parking space

Cellar storage room included

Windows, facade and heating renewed

Key facts

Type	Apartment
Town	Hohenstein-Ernstthal
Federal state	Saxony
Postcode	09337
Living area	44.9 m ²
Rooms	2

Floor	3rd floor
Year of construction	1989
Status	already let
Features	parking space
Energy demand	107 kWh/(m²·a)
Energy source	gas
Reference	6614c

The location

The apartment is in Wüstenbrand, a district of Hohenstein-Ernstthal in the Zwickau district of Saxony. Hohenstein-Ernstthal is a small town between Chemnitz and Zwickau, best known for the Sachsenring motor racing circuit. Wüstenbrand lies some 7 km east of the town centre, on the Chemnitz side, and is roughly 20 km from Chemnitz.

The surroundings are quiet, with woods and fields close by. Shops, schools, nurseries and doctors are within easy reach, and public transport is within walking distance. The A4 motorway can be reached in about 15 minutes and connects to Chemnitz, Dresden and Leipzig.

Who it suits. Suits an investor who wants a small, already let and furnished flat in a well-maintained building, with steady rental income and a low total outlay.

What it costs in total

Real estate transfer tax (Saxony, 5.5%) €2,475

Notary and land register (approx. 1.5–2%) €675–900

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).

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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