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WUPPERTAL-ELBERFELD · APARTMENT · LET

Let one-room flat on the top floor of an 1899 building in Elberfeld

43 m² on the 5th and top floor, let at €300 per month net cold rent, in Wuppertal-Elberfeld

€25,000

43 m²

1 room

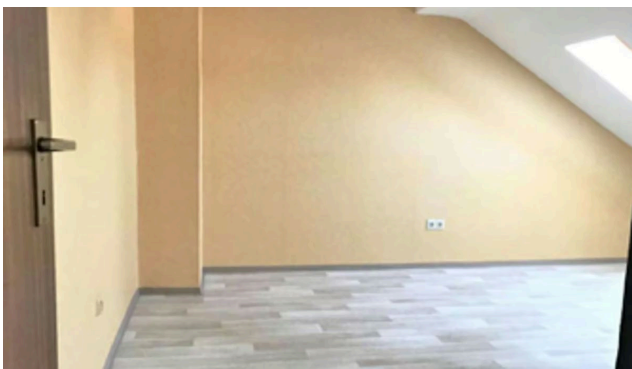
already let



Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-wuppertal-7182s>





The property

A one-room apartment of about 43 m² on the fifth floor of a period building from 1899. It is the top floor. The flat is let and is sold with the sitting tenant, so a buyer takes over an existing tenancy rather than moving in.

The tenant pays €491 a month in total. Of this, €300 is the net cold rent, meaning rent without running costs. The remaining €191 covers service charges. The apartment has been fully renovated and has a new gas central heating system. A private cellar compartment belongs to the flat. No energy efficiency class has been stated.

The building has a rear block (Hinterhaus) that is to be demolished. Demolition has been approved and quotes have been obtained. The owners' association has already decided and paid the special levies for this. At the last owners' meeting it emerged that years of damp in the rear block have also affected the front building, where the flat is. Work on the stairwells is now needed, and further special levies are currently being collected for it.

Whether more costs will follow cannot be guaranteed at this stage. The current assessment is that the measures already decided should be sufficient for now. A buyer should read the minutes of the owners' meetings and ask for the exact amounts of the levies before deciding.

Top floor of an 1899 building

Let, €300 net cold rent

Fully renovated

New gas central heating

Private cellar compartment

Central district of Elberfeld

Stairwell levies currently being raised

Key facts

Type	Apartment
Town	Wuppertal, Elberfeld
Federal state	North Rhine-Westphalia
Postcode	42107
Living area	43 m ²
Rooms	1

Floor	5th floor
Year of construction	1899
Status	already let
Energy source	gas
Reference	7182s

The location

The apartment is in Elberfeld, the central district of Wuppertal. Elberfeld and Barmen were once separate towns and were merged with neighbouring places in 1929 to form today's city. Stops for local public transport, shops, banks and doctors' practices are close to the building. Wuppertal is known for its Schwebebahn, a suspension railway built around 1900 that runs above the river Wupper through the city.

With around 354,000 inhabitants, Wuppertal is the seventh-largest city in North Rhine-Westphalia and the largest in the Bergisches Land. It has a university, the Bergische Universität. The city lies just south of the Ruhr area. Essen is about 23 km away, Düsseldorf about 30 km and Cologne about 40 km.

Who it suits. An investor looking for a small let flat in a central part of a large university city, who is comfortable taking on a building where special levies are still being collected and further costs cannot yet be ruled out.

[More properties in Wuppertal →](#)

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%) €1,625

Notary and land register (approx. 1.5–2%) €375–500

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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