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· info@immobiliya.com

OBERHAUSEN-STYRUM · APARTMENT · LET

# Let two-room flat in Oberhausen-Styrum, 46 m<sup>2</sup>, 1953 building

Second-floor flat in a six-unit house, let at €320 net cold rent per month

€55,000

46 m<sup>2</sup>

2 rooms

already let

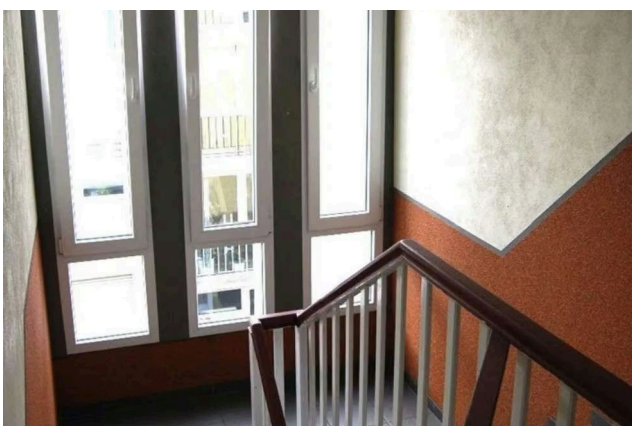
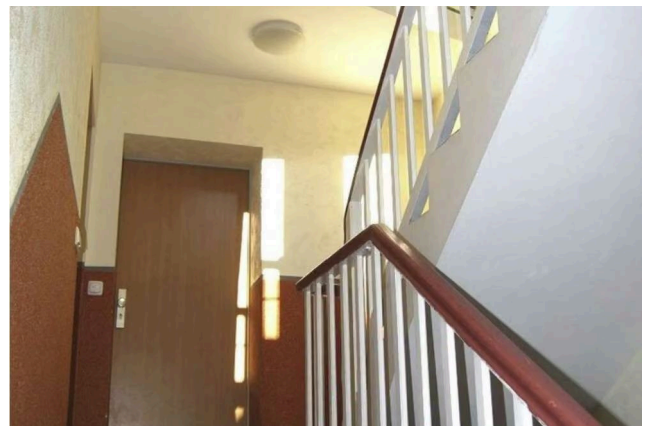


**Luba Baumgärtner**

Your contact for this property

Luba Baumgärtner · +49 30 762 149 76 · WhatsApp +49 151 226 875 19 ·

info@immobiliya.com · <https://immobiliya.com/properties/apartment-oberhausen-7541a>



## The property

A two-room flat of about 46 m<sup>2</sup> on the second floor of a solidly built apartment house from 1953. The building holds only six flats, so the number of co-owners is small and decisions in the owners' association are easier to reach. The flat is described as well kept, with a practical layout and bright rooms.

It is sold with the sitting tenant. The current rent is €320 per month net of service charges, plus an advance payment of €110 towards running costs, so the tenant pays €430 in total. The monthly owners' charge (Hausgeld) is €117. Part of this is normally passed on to the tenant through the annual service charge statement, and part stays with the owner.

The flat is let, so this is first of all an investment purchase. German tenancy law protects sitting tenants strongly, and moving in as the owner is only possible once the tenancy has ended. No energy class has been given. A buyer should ask for the energy certificate and the minutes of recent owners' meetings before deciding.

46 m<sup>2</sup>, two rooms

Second floor of a 1953 building

Only six flats in the house

Let at €320 net cold rent

Owners' charge €117 per month

Described as well kept

## Key facts

|                      |                        |
|----------------------|------------------------|
| Type                 | Apartment              |
| Town                 | Oberhausen, Styrum     |
| Federal state        | North Rhine-Westphalia |
| Postcode             | 46045                  |
| Living area          | 46 m <sup>2</sup>      |
| Rooms                | 2                      |
| Floor                | 2nd floor              |
| Year of construction | 1953                   |
| Status               | already let            |
| Reference            | 7541a                  |

## The location

Oberhausen is a city of about 210,000 people in the Ruhr, the large urban region of North Rhine-Westphalia, and lies between Duisburg and Essen. It is a former coal and steel town. Today it is mainly residential and commercial, and housing costs are low compared with Düsseldorf or Cologne.

The flat is on Nohlstraße in Styrum, a residential district in the older part of the city, Alt-Oberhausen. According to the seller, shops, public transport, schools and other everyday services can be reached in a short time.

**Who it suits.** This flat suits a buyer looking for a small, already let investment in the Ruhr with modest running costs, rather than someone who needs a home to move into soon.

[More properties in Oberhausen →](#)

### What it costs in total

|                                                         |        |
|---------------------------------------------------------|--------|
| Real estate transfer tax (North Rhine-Westphalia, 6.5%) | €3,575 |
|---------------------------------------------------------|--------|

|                                           |            |
|-------------------------------------------|------------|
| Notary and land register (approx. 1.5–2%) | €825–1,100 |
|-------------------------------------------|------------|

|                   |                  |
|-------------------|------------------|
| 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](mailto: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](mailto: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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L&B Immobiliya EuRuS GmbH

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|-----------------|---------------------|
| <b>WhatsApp</b> | +49 151 226 875 19  |
| <b>Mobile</b>   | +49 151 226 875 19  |
| <b>Phone</b>    | +49 30 762 149 76   |
| <b>Email</b>    | info@immobiliya.com |