

Exposé

Wohnung in Essen

Essen: 4-Room Apartment, 6.3% ROI, Newly renovated & No Comission



Objekt-Nr. OM-466216

Wohnung

Verkauf: **199.000 €**

Ansprechpartner:
Ezam

45127 Essen
Nordrhein-Westfalen
Deutschland

Baujahr	1952	Zustand	saniert
Zimmer	4,00	Schlafzimmer	3
Wohnfläche	91,00 m ²	Badezimmer	1
Energieträger	Fernwärme	Etage	2. OG
Hausgeld mtl.	350 €	Heizung	Zentralheizung
Übernahme	Nach Vereinbarung		

Exposé - Beschreibung

Objektbeschreibung

I'm selling my freshly renovated 4-room apartment here in Essen. To make it easy for the right buyer, I'm covering the purchase closing costs myself. In this case the seller pays the notary, the land registry and the property transfer tax, that's around €17,000.

The apartment is 91 m², bright and has a really nice floor plan. It works well both for owner-occupiers and especially well for investors. I'm also happy to hand it over fully rented on the following terms.

The numbers, straight up:

- Purchase price: €199,000 incl. closing costs
- approx. 6% ROI
- approx. €950 cold rent / month
- €0 closing costs, the seller pays the closing costs
- No agent, no commission. Directly from the owner

If you're buying as an investment, I'll help you with full financing so you have to put in as little equity as possible. And if the apartment is already gone by the time you reach out: just tell me what you're looking for, I have more in my portfolio.

Would you like the property documents? Write to me and I'll send you everything. No agent inquiries please.

Ausstattung

Fußboden:

Laminat, Fliesen

Weitere Ausstattung:

Keller, Aufzug, Duschbad

Sonstiges

All information in this listing is based on my own knowledge as well as information provided to me by third parties. Despite careful review, I cannot accept any liability for the accuracy, completeness or up-to-dateness of the information contained herein. All details, in particular regarding floor areas, tenancy conditions, returns, fixtures and other property data, are provided solely as non-binding preliminary information. Errors, changes and prior sale remain expressly reserved. Only the provisions of the notarised purchase contract are legally binding.

Lage

Honestly, the location is one of the things I like most about this apartment. It sits in a sought-after residential part of Essen, everything is close by, and you're quickly in Düsseldorf as well as the rest of the Ruhr region.

Shops, doctors, schools and kindergartens are just a few minutes away, and the city centre with the cafés, restaurants and everything you need around Rüttenscheider Straße, is right around the corner. There's a lot of green nearby too, from Grugapark to Lake Baldeney, which makes the whole area very pleasant to live in.

And the connections are excellent: good public transport, and the A40 and A52 are right nearby, so you can quickly reach the surrounding business hubs across the Ruhr area and Düsseldorf. Exactly the kind of location that stays in demand, whether you want to move in yourself or rent it out.

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	105,00 kWh/(m ² a)
Energieeffizienzklasse	E

Exposé - Galerie



Bathroom

Exposé - Galerie



Room 1



Kitchen

Exposé - Galerie



Room 2



Room 4