



APARTMENT · BUY · PROPERTY REF. 7542A

Let 1-Room Apartment Including Balcony in Wuppertal-Oberbarmen

42277 Wuppertal · Oberbarmen · exact address on request

49.900 € Purchase price

Exposé as PDF

ROOMS

1

LIVING SPACE

37 m²

YEAR BUILT

1968

All details at a glance

Property ref.	7542a
Property type	Apartment
Property types	Apartment on a single floor, Apartment

Marketing type	For sale
Purchase price	49.900 €
Commission	€4,000 incl. VAT. The commission is due upon notarisation of the purchase agreement.
Address	42277 Wuppertal, Oberbarmen
Rooms	1
Living space	37 m²
Year built	1968
Floor	2th floor
Balcony/terrace	Yes
Lift	No
Parking space	No
Condition	well-maintained
Floor Level	2
Fittings	Standard
Service Charge	233.14 €
Rental Income	450 € / month
Heating Type	Floor Heating
Online since	2.9.2026
Last updated	22.9.2026

Features

- Balcony/Terrace
- Cellar

- Fitted Kitchen

Description

For sale is a well-maintained one-room apartment with approximately 37 square metres of living space in Wuppertal-Oberbarmen. The condominium is located on the second upper floor of an apartment building dating from 1968 and also features a balcony as well as its own cellar compartment.

Due to its compact and functional room layout, the property is particularly suitable as an investment.

The apartment is currently let, thereby offering the buyer an immediate ongoing rental income. The property is in a well-maintained condition.

Rental and Cost Data

- Basic rent: €242.50 per month
- Total rent (including utilities): €450.00 per month
- Service charge: €233.14 per month

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)



Energy efficiency class –

Certificate type

–

Energy source

–

Heating system year

–

Year of construction

1968

Location

The apartment is located in the Oberbarmen district. The location offers good access to public transport as well as an established infrastructure with shopping facilities and amenities for daily needs in the immediate vicinity.

Cancellation policy & 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.de) 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.de) 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 beigelegte 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

More photos



Image 2



Image 3

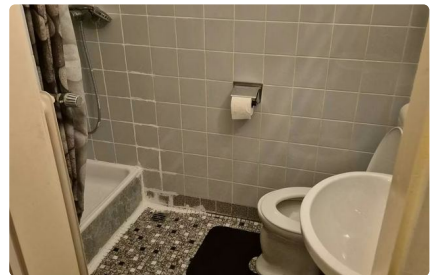


Image 4

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Luba Baumgärtner, Telefon +49 30 76214976, luba.baumgaertner@immobiliya.de · info@immobiliya.de

Property no. 7542a · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.