



APARTMENT · BUY · PROPERTY REF. 7541A

Well-maintained two-room apartment in a central location in Oberhausen - ideal for owner-occupiers

46045 Oberhausen · Styrum · exact address on request

60.000 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

46 m²

YEAR BUILT

1953

All details at a glance

Property ref.	7541a
Property type	Apartment

Property types	Apartment on upper floor, Flat
Marketing type	For sale
Purchase price	60.000 €
Commission	€5,000 including VAT The commission is due upon notarisation of the purchase agreement.
Address	46045 Oberhausen, Styrum
Rooms	2
Living space	46 m²
Year built	1953
Floor	2th floor
Balcony/terrace	No
Lift	No
Parking space	No
Condition	well maintained
Floor level	2
Bedrooms	1
Fittings	Standard
Service charge	€117
Rental income	€430 / month
Heating type	Central heating
Online since	2.9.2026
Last updated	22.9.2026

Features

The apartment is currently let for €430.00 per month inclusive, comprising a net cold rent of €320.00 and a service charge advance payment of €110.00. The monthly service charge (Hausgeld) amounts to €117.

Description

For sale is a well-maintained apartment on the second floor of a solidly built apartment building dating from 1953, situated in a central location in Oberhausen.

The apartment offers approximately 46 m² of living space and impresses with a practical layout as well as bright living areas. The building was constructed using solid building methods and comprises only six residential units, ensuring a pleasant and manageable community of residents.

Energy certificate

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



Energy efficiency class -

Certificate type

-

Energy source

-

Heating system year

-

Year of construction

1953

Location

The apartment is located on Nohlstraße in 46045 Oberhausen. Shopping facilities, public transport, schools and other everyday amenities can be reached within a short distance.

Due to its compact living space, the property is particularly suitable for singles, couples or investors seeking an affordable and easily lettable apartment.

Cancellation policy & right of withdrawal

Cancellation Policy

Right of Cancellation

You have the right to cancel this contract within fourteen days without giving any reason.

The cancellation period is fourteen days from the day the contract is concluded.

To exercise your right of cancellation, you must inform us (L&B Immobiliya EuRus GmbH, Frankfurter Allee 18, 10247 Berlin, Tel: 030 76214976, Email: info@immobiliya.de) of your decision to cancel this contract by means of a clear statement (e.g. a letter sent by post or an email). You may use the attached sample cancellation form, although this is not mandatory.

To meet the cancellation deadline, it is sufficient for you to send your notification concerning the exercise of the right of cancellation before the cancellation period has expired.

Effects of Cancellation

If you cancel 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 received the notification of your cancellation of this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless expressly agreed otherwise with you; in any event, you will not incur any fees as a result of such reimbursement.

More photos

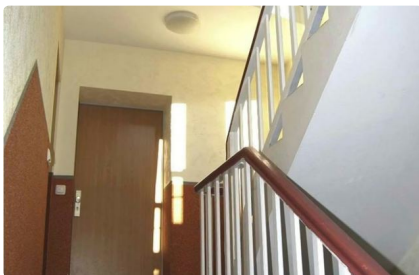


Image 2



Image 3

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. 7541a · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.