



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

Right of cancellation

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

The cancellation period will expire fourteen days from the day of the conclusion of the contract.

To exercise the 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 enclosed model cancellation form, although it is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your communication 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 delivery costs (with the exception of any additional 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 cancel 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.

More photos



Image 2



Image 3

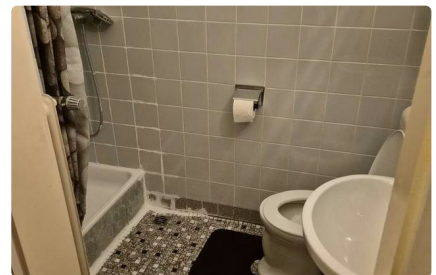


Image 4

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Luba Baumgärtner,
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Property no. 7542a · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.