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APARTMENT · BUY · PROPERTY REF. 4001A

Let 2-Room Apartment in Pinneberg as a Capital Investment – Central Location near Hamburg

25421 Pinneberg · · exact address on request

110.000 € ~~115.000 €~~ Purchase price

Exposé as PDF

ROOMS	LIVING SPACE	YEAR BUILT	ENERGY CLASS
2	42,94 m²	1969	G

All details at a glance

Features

Breakdown of living space

Living room	21.63 m²

Bedroom	8.25 m²
Hallway	4.26 m²
Kitchen	3.96 m²
Bathroom with WC	3.84 m²
Storage room	1.00 m²

The apartment has been let since 1 May 2015 and is particularly suitable as an investment property with an existing, long-standing tenancy agreement.

Rental details

Basic rent	€320.00 per month
Service charge advance payment	€165.00 per month
Total rent (incl. service charges)	**€485.00 per month**
Annual net basic rent	€3,840.00

The heating system is a combined heat and power (CHP) unit. This means that one system generates both electricity and heat simultaneously.

- Passenger lift
- Cellar

Description

This let 2-room apartment with approximately 43 square metres of living space is for sale. It is located on the 2nd floor of a multi-family house built in 1969.
A parking space is also included with the property.

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

G

Energy efficiency class G
146,1 kWh/(m²·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	–	1969

Year of construction
1969

Location

You can find further listings at www.immobiliya.de

The apartment is situated in a central location in Pinneberg, directly on the north-western edge of the Hamburg metropolitan region. Due to its proximity to Hamburg, the location is particularly popular among commuters.

Pinneberg railway station as well as various bus connections are easily accessible. The S-Bahn line S3 offers a direct connection into Hamburg city centre. The A23 motorway also provides good access by car towards Hamburg and the surrounding area.

Shops for daily needs, doctors, restaurants and various service providers can be found in the immediate vicinity. The combination of good infrastructure, short distances for everyday errands and proximity to Hamburg makes this location appealing both to tenants and investors.

 25421 Pinneberg · View on Google Maps (https://www.google.com/maps/search/?api=1&query=53.66398,9.79255)

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@internationale-immobilienvermittlung.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@internationale-immobilienvermittlung.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 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

More photos


001Vorne


007Wohn1

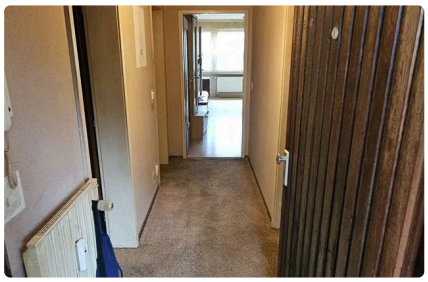

005Schlaf


004Küche1


004Küche2


006Bad1


006Bad2


003Flur



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