

Bright Tenanted 1 Bedroom Apartment close to Plötzensee

Seestraße 118, in 13353 Berlin – Wedding



REF NO: BB373

Year Built:	1905	Price:	119,000.00€
Status:	Tenanted	Price per m²:	2,595.75€
Size:	47 m²	Net Rent p.a:	4,070.00€
Type:	1 Bedroom Apartment	Yield:	3.42%

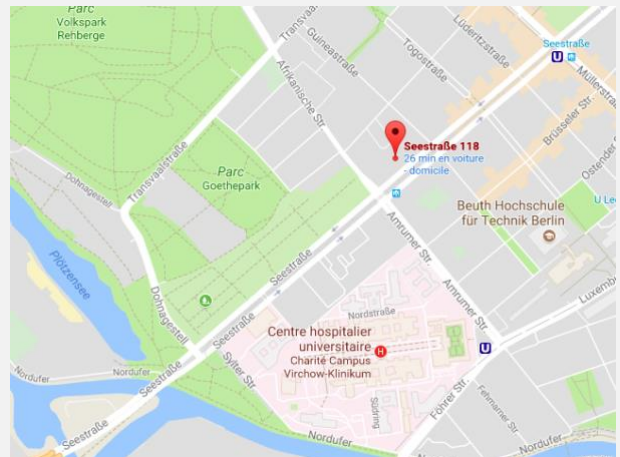
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LOCATION

Located in the green and quiet area of Wedding, the property is just a few steps away from the Goethepark, from the Nordufer and from Plotzensee.

Despite the quiet location there are in close proximity schools, the Charité-Campus Virchow-Klinikum and the Beuth Technical School of Berlin and many shopping opportunities.

Thanks to the many public transport surrounding this unit, such as U-Bahn (Seestraße, Amrumer Straße), S+U Bahn Westhafen and several buses and trams, the Berlin city center can be reached easily and in no time.



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OBJECT AND BASIC DETAILS

Very nice, bright investment suitable two-room apartment in Berlin Wedding . The unit is maintained by the tenant very well.(tenancy agreement is 09/2015). It is well laid out and impresses with its modern appearance. The house (built in 1905) is in excellent condition and last renovated in 1997. There is a very nice green inner courtyard with bicycle parking areas. The main entrance areas and stairs are extremely representative and have restored stucco ornaments and lighting.

The 47.00m² property is well divided and appears much bigger in size. The floor in the two rooms have stripped plank floor. The kitchen and hall are decorated with PVC flooring. All walls and ceilings are wallpapered and painted by the tenant with different but friendly colors. From the corridor of the unit you directly go to the bright living room (passageway), which can be divided into a dining and living area and offers enough space for a good feeling. From the living-room you reach the adjoining bedroom, which due to the good room size offers enough space for a large bed and wardrobes as well as drawers. Just to the left of the hall is the kitchen. The built-in kitchen installed by the tenant is very modern and fully furnished. The backsplash is covered with white tiles and the kitchen is so spacious that a dining table, a refrigerator and a washing machine can be found here. The modern daylight-flooded bathroom to the right of the kitchen is in a very neat condition, fully tiled and equipped with a WC, a shower tub and a wash basin. The apartment is equipped with modern insulated glass windows and the old wooden doors have been lovingly restored. Heating and the hot water supply are centrally controlled by district heating. The unit has a dry cellar room.



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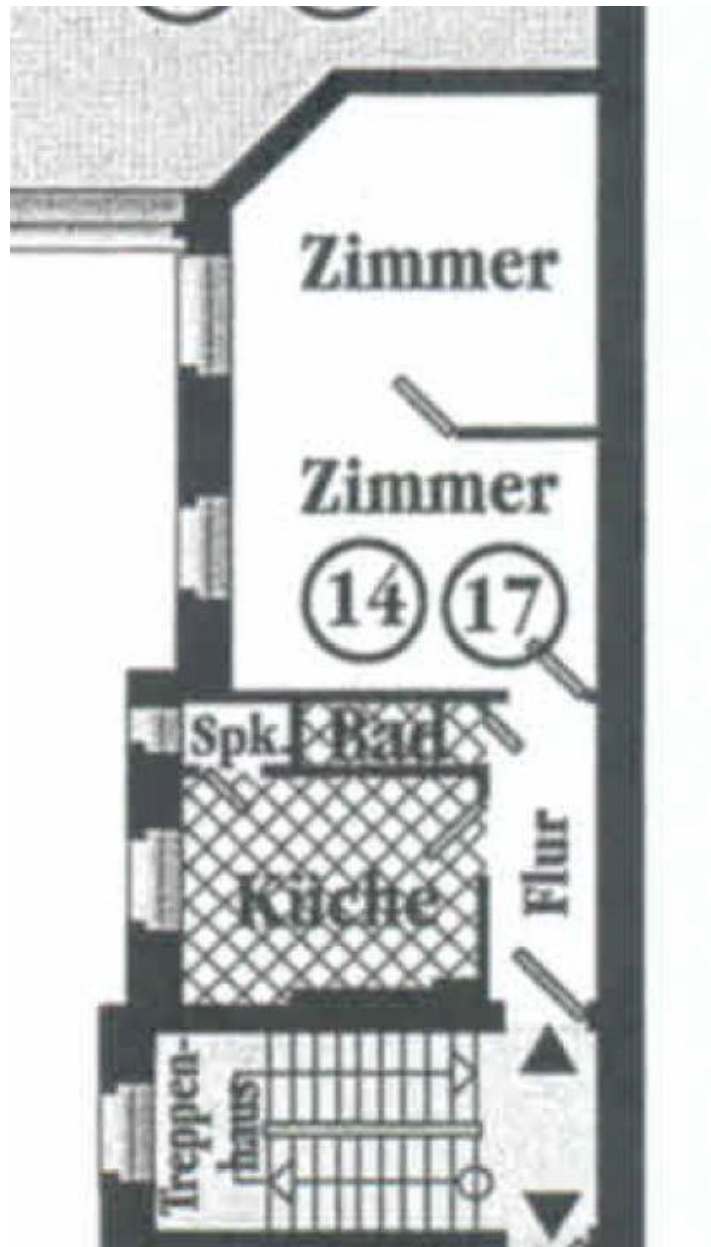


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Floor: SFL 1.OG left
Size: 47m²



GENERAL TERMS AND CONDITIONS

1. Our offers are not-binding and without obligation. Errors, omissions and prior sale remain reserved. Offers are directed personally to the offeree and must be treated as confidential. The transfer to third parties, including holders of a power of attorney or clients of the interested party, are not permitted without our written approval. Any infringement shall entail the payment of brokerage fee.

2. A brokerage fee is categorically due when the desired economic results are achieved within the business agreement. The agreement must have been concluded as a result of our brokerage activities or based on evidence supplied by us. Our claim to a commission fee is not affected when a closed deal is subsequently cancelled owing to a resolute condition, or cannot be fulfilled for any other reason. The claim to a finder's fee is not affected when a contract is concluded at a later date or under other conditions.

3. Should the contract be completed by economically or legally affiliated companies / persons / family members of the offeree, it still owes the commission.

4. The commission is due at the time of the closing of a deal that was either brokered by us or came about based on evidence supplied by us. We also have a claim to a brokerage fee when another deal - whose economic results replace the originally intended deal - is substituted for the original offer (for example, a rental or leasing contract instead of a sales agreement or vice versa, foreclosure, an expansion of the offer, or especially the granting of a pre-emption.)

5. The brokerage fee

- for purchase agreements or the purchase of undeveloped or developed real estate at a foreclosure auction, as well as rights equivalent to real property, amount to 7,14 % of the total sales price inclusive of 19% VAT.
- three months rent – exclusive of heating costs – are due for commercial rentals or leases. 19 % VAT is added to this amount.
- for a pre-emptive right to buy that is recorded in the land register based on the value of the property, we charge an additional 3,57 % on top of the usual brokerage fee (inclusive of 19% VAT).

6. We reserve also the right to act for a client on a commission basis.

7. No liability can be assumed for the completeness of the business offer.

8. Should individual provisions be invalid, the remaining provisions shall remain unaffected by this. The invalid provisions are to be replaced by valid provisions that are equivalent – or come closest from an economic standpoint - to the meaning of the replaced ones.

9. Place of fulfilment and jurisdiction is Berlin, Germany.

INSTRUCTIONS ON WITHDRAWAL

Consumer cancellation policy with outside closed contracts of business premises and with distance contracts with exception of contracts over financial services – Duty to supply information after § 312d exp. 1 BGB in use with art. 246a § 2 exp. 2 page 2 EGBGB

Contractor (broker) informs client (customer) over right of withdrawal

Right of withdrawal

You have the right to withdraw from this contract within 14 days without giving any reason. The withdrawal period will expire after 14 days from the day of the conclusion of the contract. To exercise the right of withdrawal, you must inform us

Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post, fax or e-mail). 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 14 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 us your withdrawal from this contract, in comparison with the full coverage of the contract.

Model withdrawal form

If you want to withdrawal the contract, complete and return this form to us.

– To **Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin**

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

– I/We (*) hereby give notice that I/We (*) withdraw from my/our (*) contract of sale of the following goods (*)/for the provision of the following service (*)

– Ordered on (*)/received on (*)

– Name of consumer(s),

– Address of consumer(s),

– Signature of consumer(s) (only if this form is notified on paper)

– Date

(*) delete as appropriate.

Explanations of the consumer/premature expiring the right of withdrawal

I require expressly that you begin before end of the withdrawal period with the execution of the assigned service.

☐ Yes ☐ No

Me is well-known, that the right of withdrawal before expiration of the withdrawal period expires, if the service was completely delivered and with the execution was only begun, after I had given my agreement (§ 356 exp. 4 BGB).

☐

Place, Date _____ Signature Consumer _____