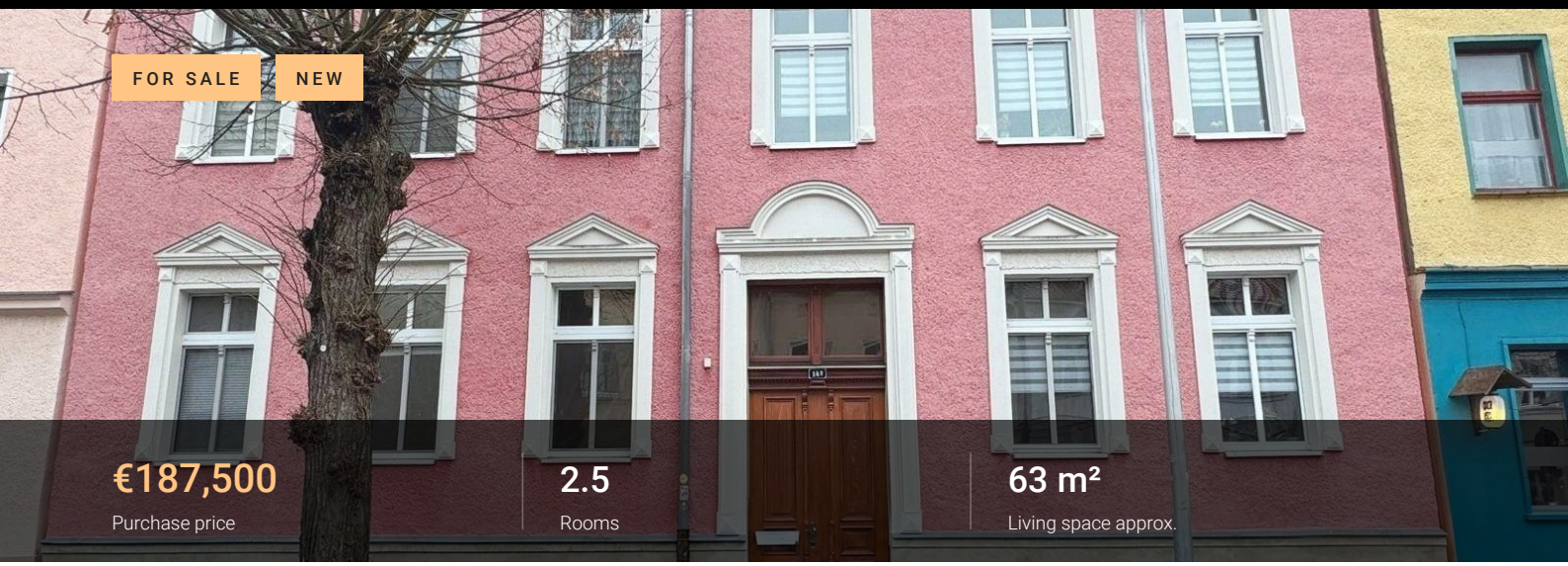

Let 2.5-room apartment with balcony · Fürstenwalde

15517 Oder Spree Kreis

PROPERTY DETAILS

Property type	**Apartment (Apartment on an upper floor)**
Purchase price	**€187,500**
Commission	**3.57%**
Living space approx.	**63 m²**
Rooms	**2.5**
Bedrooms	**1**
Bathrooms	**1**
Floor	**1 von 3 of 3**

BUILDING FABRIC & ENERGY CERTIFICATE

Year of construction	**1920**
Condition	**Well kept**

FEATURES

- Balcony/terrace
- Cellar
- Fitted kitchen
- Let

Description

Apartment: 1st floor right
Living space: approx. 63 m²
Rooms: 2.5
Purchase price: €187,500 (approx. €2,976/m²)
Net rent: €500 per month / €6,000 per year
Multiplier 31.3, yield approx. 3.2%

For sale is the let 2.5-room apartment on the 1st floor right in a well-maintained period building from 1920 at Gartenstraße 14 b in Fürstenwalde/Spree. The building has been continuously maintained and there is no maintenance backlog.

The apartment has a balcony facing the green courtyard, a fitted kitchen and a separate storage room.

At €7.94/m², the current rent is well below the level of the other apartments in the building. There is potential for a rent increase within the legal framework.

Fixtures and fittings

– Well-maintained period building from 1920, no maintenance backlog
– Balcony facing the green courtyard
– Fitted kitchen
– Separate storage room
– uPVC windows
– Laminate flooring
– Period features: panelled doors, transom windows

Location

The building is located in an established residential area of Fürstenwalde/Spree. Shops, schools, nurseries and doctors can be reached within a few minutes, and the River Spree and green spaces are close by.

From Fürstenwalde station, the RE1 regional train takes you to Berlin Ostkreuz in around 31 minutes and to Friedrichstraße in around 43 minutes. At peak times, trains run up to three times an hour. The A12 motorway is quickly accessible.

Thanks to the proximity to Berlin and to the Tesla factory in Grünheide, demand for rental apartments is stable.

Read the full description online: valvest-realestate.de/en/immobilie/vermietete-2-5-zimmer-wohnung...



Exterior view

All information is based on details provided by the owner. We accept no liability for its accuracy, completeness or timeliness. Errors, changes and prior sale excepted. This exposé is intended solely for the recipient.

YOUR CONTACT

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