

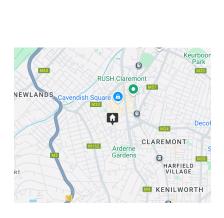


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Contact Constantia

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High Constantia House Cnr Main & Groot Constantia Roads Constantia 7806













R2,500,000







Monthly Bond Repayment R25,804.71

Calculated over 20 years at 11% with no deposit.

Transfer Costs R115,720.00 Bond Costs R38,415.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R3,000 Monthly Rates R1,500

## **Future Perfect**

Perfectly positioned in the heart of Upper Claremont, this three bedroom apartment provides immediate access to the Claremont CBD, Cavendish Square and leading schools.

Located on the first floor, corner this generously proportioned home offers:

#Large living room flowing to semi-enclosed north/west facing balcony.

#A spacious kitchen has been intergrated with the living room and offers a built in oven/hob and plumbing undercounter for washing machine or dishwasher,

#All three bedrooms are large and offer built in cupboards.

#A full bathroom - bath & shower. #Very large, single garage immediately beneath the apartment with easy access #Possibility of renting a secure parking bay

Original parquet flooring throughout Aluminium window frames

Situated at The Shelton, an attentively managed apartment block in Carbrook Avenue.

## **Features**

| Pets Allowed | Yes |          |       |            |       |
|--------------|-----|----------|-------|------------|-------|
| Interior     |     | Exterior |       | Sizes      |       |
| Bedrooms     | 3   | Garages  | 1     | Floor Size | 112m² |
| Bathrooms    | 1   | Security | Yes   |            |       |
| Kitchens     | 1   | Pool     | No    |            |       |
| Recep. Rooms | 2   | Views    | False |            |       |
| Furnished    | No  |          |       |            |       |