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High Constantia House  
Cnr Main & Groot Constantia Roads  
Constantia  
7806

**SOLD**



SOLE MANDATE

Web Ref RLS978908



## 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

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	3	Garages	1	Floor Size
Bathrooms	1	Security	Yes	112m <sup>2</sup>
Kitchens	1	Pool	No	
Recep. Rooms	2	Views	False	
Furnished	No			

