



**Junaid Fester**  
061 099 4058  
junaid.fester@seeff.com

Contact Woodstock  
021 2023335

Shop 8, 12 Victoria Rd  
Woodstock  
Cape Town  
7925

UNDER OFFER



Web Ref RLS921645



### R3,737,500

**Monthly Bond Repayment** R38,578.04  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R250,007.00    **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,682

2    2

### Modern Apartment

Conveniently situated in Observatory close to all amenities, public transportation routes and a stone throw way from the CBD. This secure and impeccably maintained unit offers 2 bedrooms, 2 bathrooms, an open-plan kitchen dining/lounge area which leads to a large balcony.

This apartment is a perfect investment opportunity or place of residence for a young professional, small family and alike. The building has 24/7 manned security and the unit includes a secure parking bay for 1 vehicle.

The building offers a Café, gym and swimming pool. The apartment is fibre ready.

The current tenant has a lease agreement expiring in 2024 and his current rental is R15 200 with an annual increase of 7.5%.

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	75m <sup>2</sup>
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

