



Kim Bendall Bailey
083 448 2632
kim.bailey@seeff.com



Finella Botes
082 600 9530
finella.botes@seeff.com

Contact Waterfront

021 4255970

Ratcatchers Building
W Quay Rd
Victoria & Alfred Waterfront
Cape Town
8001



Web Ref RLS963947



R5,895,000

2 2

Monthly Bond Repayment R60,847.51

Calculated over 20 years at 11% with no deposit.

Transfer Costs R506,257.00 **Bond Costs** R65,785.00

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

Monthly Levy R4,485 **Monthly Rates** R2,276

Water Canal Views

This centrally positioned 3rd floor apartment is new to the market. Situated in the Yacht Club, which is only 5 years old, enjoys canal facing views.

Features include:

- + 2 bedrooms, both ensuite with large showers in both bathrooms
- + Both bedroom overlook the canal
- + Open plan kitchen with available plumbing for either a dishwasher or a dual washing machine/dryer. Black subway tiles adds a special feature to the wall of the kitchen
- + Smeg oven, hob and extractor fan
- + Upmarket vinyl flooring
- + Central water heating with each apartment individually billed for their personal water usage
- + Pre-paid electricity
- + Fitted air-conditioning unit in the living area
- + Double glazed large sliding doors with a Juliette glass balcony
- + Centrally situated close to the Waterfront Shopping Centre and CBD
- + No pets or short term letting...

Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	95m ²
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	True		
Furnished	No				

