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Contact Waterfront

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



Web Ref RLS963947



**R5,895,000**

2 2

**Monthly Bond Repayment** R59,847.75

Calculated over 20 years at 10.75% 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

Bedrooms	2
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	95m²
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