



**Alan Screen**  
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Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001

UNDER OFFER



Web Ref RLS971554



### R3,395,000

 2  2

**Monthly Bond Repayment** R35,042.80  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R207,997.00 **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,513 **Monthly Rates** R1,750

### Spacious Apartment With The Oranjezicht Address

#### NOTHING LIKE AN APARTMENT

Once you step into this property, you won't believe you're in an apartment. With over 120sqm of prime real estate, this space offers endless possibilities. Currently used as an office, it is ready for your vision to transform it back into a warm and inviting home.

The main two rooms are separated by drywall, the flooring is in immaculate condition, and the location is perfect.

Welcome to Allison Flats – a property full of potential and waiting for you to make it your own. This is an emotional sale for my seller, who lives overseas, but she is excited for you to create new memories here.

You truly need to see it in person to appreciate the full potential and envision what can be done.

### Features

**Pets Allowed** Yes

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

**Exterior**  
Carports / Parkings 1  
Security No  
Pool No  
Views False

**Sizes**  
Floor Size 127m<sup>2</sup>