



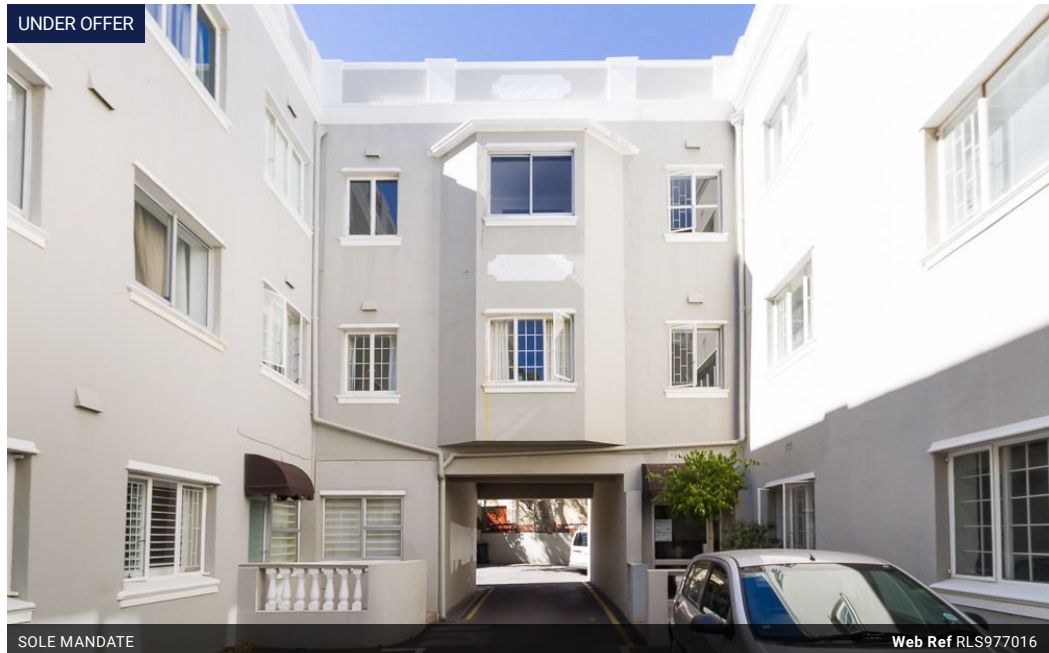
**Bernice Musikanth**  
083 444 3434  
bernice@seeff.com

Contact City Bowl &  
Tamboerskloof

021 4239146

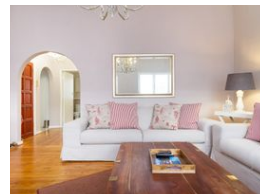
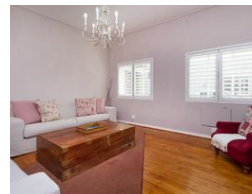
Unit 64, Palmhof Centre, 24 Union St,  
Gardens, Cape Town, 8001

UNDER OFFER



SOLE MANDATE

Web Ref RLS977016



### R2,250,000

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**Monthly Bond Repayment** R22,842.65

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R95,138.00

**Bond Costs** R36,530.00

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

**Monthly Levy** R2,080

**Monthly Rates** R800

### Oranjezicht, A Gem, Peaceful Area, Lined With Leafy Oak Trees

This ground floor 'art deco' apartment is situated in a quiet, treed street in Oranjezicht at the base of Table Mountain. This complex is a safe haven, designed with only 4 units in each secured section.

High ceilings, wooden floors and generous in size. All rooms are spacious and the kitchen is modern and well fitted with Caesar stone tops, vinyl flooring, fridge, washing machine, dishwasher and tumble dryer.

Aluminium Plantation Shutters are fitted throughout -great to look at and lockable for excellent security.

Easy walk to Gardens Centre and close to My City Bus Route and Jammie Bus to UCT. Many trendy Restaurants, Coffee Culture, Labia Theatre and the Belmont Mount Nelson Hotel are all on your door step. Monthly rental parking available.

You won't want to miss out on this one! Call now or be disappointed.

### Features

#### Interior

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

#### Exterior

Security	No
Pool	No
Views	False

#### Sizes

Floor Size	55m²
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