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### R4,250,000

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**Monthly Bond Repayment** R43,147.23

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R313,341.00 **Bond Costs** R55,380.00

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

**Monthly Levy** R2,134.2 **Monthly Rates** R1,750

### Top Floor With Side Sea Views Between Beach & Main!

Sunny and light filled north-east facing 2 bedroom, 1.5 bathroom apartment in exceptionally well-maintained complex on offer in perfect location within a stone's throw from the promenade and many restaurants and coffee shops.

Requiring an update this home has a warm inviting ambience. Large windows and open balcony off the lounge/dining area provide sunshine throughout most of the day.

This apartment although dated is in immaculate condition. Prepaid electricity, fridge, washing machine, stove and tumble dryer are included.

8sqm storeroom and lock-up garage add to the appeal of this fabulous purchase.

PLEASE NOTE - No short term rentals or pets permitted.

### Features

#### Interior

Bedrooms	2
Bathrooms	1.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	1
Security	No
Pool	No
Views	True

#### Sizes

Floor Size	83m <sup>2</sup>
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