



**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

UNDER OFFER



Web Ref RLS970603



**R9,950,000**

**Monthly Bond Repayment** R102,702.75  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R975,176.00    **Bond Costs** R84,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R6,774.9    **Monthly Rates** R4,612.5



### Spacious Ground Floor Apartment

Ground floor semi-renovated studio apartment overlooking the canals. Spacious living area and kitchen with a covered balcony and a single undercover parking bay completes this ideal lock up and go apartment which allows for short term letting.

Other features include:

- + Spacious open plan living and dining room area
- + Well maintained kitchen with ample cupboard space, some with glass doors that include downlighters to create a lovely ambience. Integrated fridge/freezer and dishwasher.
- + Kitchen includes washing machine, tumble dryer and microwave.
- + Bedroom has fitted American Shutters that fold back allowing for a more open plan apartment.
- + Ensuite bathroom with shower, toilet, basin and toilet. Marble finish on the floors and walls
- + Grey tiling throughout the apartment which flows out to the covered patio
- +...

### Features

Interior		Exterior		Sizes	
Bedrooms	1	Carports / Parkings	1	Floor Size	109m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	True		
Furnished	No				

