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Contact Waterfront

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

UNDER OFFER



Web Ref RLS973822



### R12,644,250



**Monthly Bond Repayment** R130,512.48  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,288,619.50    **Bond Costs** R99,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R6,500    **Monthly Rates** R4,496

### GARDEN APARTMENT

NO TRANSFER DUTY

Sensational ground floor apartment oozing in character and additional extras.  
Features include:

- + 1 En-suite Bedroom which leads outdoors to the garden and covered balcony
- + Mirror sliding cupboards
- + Automatic blinds
- + Full bathroom with upmarket sanitaryware
- + Open plan living area flowing out the covered terrace
- + Built in quality cupboards in the living area and outside
- + Stackable glass doors enclosing the sun drenched patio
- + Recently laid new tiling outdoors
- + Special floor lights
- + Inverter
- + Central Air-conditioning
- + 7m2 Storeroom
- + 1 undercover parking bay

### Features

Interior		Exterior		Sizes	
Bedrooms	1	Carports / Parkings	1	Floor Size	126m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	True		
Furnished	No				