



**Stuart Purdon**  
0712982714  
imaginesales03@gmail.com

Contact Head Office (JHB,  
Pretoria, Cape Town and Garden  
Route)

+27 712982714

Unit 6 & 8 Rotherfield Trust  
23 Rotherfield Road  
Plumstead  
7800



Web Ref AB-938281



**R995,000**

 0.5  1

**Monthly Bond Repayment** R10,101.53

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R30,412.00 **Bond Costs** R23,335.00

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

**Monthly Levy** R1,694 **Monthly Rates** R249

**Priced to sell!! Excellent investment!! - Sole Mandate**

Marlborough Park is one of the most sought after complexes in Claremont and boasts beautiful park-like gardens, a communal pool, laundry and braai facilities.

Perfect for young professional, students, couples or buy to let investors looking for solid returns on investment.

The complex is a 10min walk to Cavendish Shopping Centre and the Jammie shuttle for UCT students. There is an on-site office to ensure smooth running of all operations and twenty four hour security.

Neat studio with partial mountain views and lovely afternoon sunlight.

The apartment does not come with an exclusive use parking bay but the current tenant is renting a secure bay for R450 a month which can be taken over by the new owner.

The complex consists of four buildings known as Sedgemoor, Doncaster, Lancaster and Blenheim. This unit is...

## Features

### Interior

Bedrooms	0.5
Bathrooms	1

### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes

### Sizes

Floor Size	36m <sup>2</sup>
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