



**Shewaan Abarder**  
 0760925545  
 imaginesales02@gmail.com

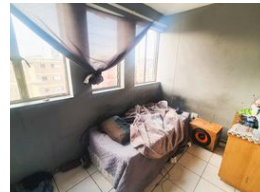
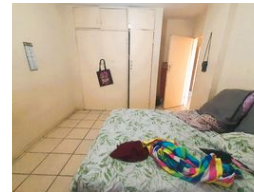
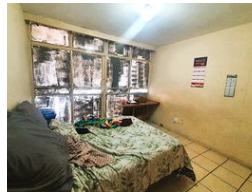
Contact Head Office (JHB,  
 Pretoria, Cape Town and Garden  
 Route)

**+27 712982714**

Unit 6 & 8 Rotherfield Trust  
 23 Rotherfield Road  
 Plumstead  
 7800



Web Ref BB-831433



**R365,000**

 1.5  1

**Monthly Bond Repayment** R3,705.59

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R16,806.00 **Bond Costs** R11,960.00

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

**Monthly Levy** R1,852 **Monthly Rates** R112

### SPACIOUS 1.5 BEDROOM WITH ADDITIONAL BEDROOM WHICH WAS PARTITIONED!!!

Spacious 58 sqm has 1.5 bedrooms which has been partitioned to an additional bedroom for extra rental income.. This flat is in a fair condition on the 6th floor. With a large sitting room which was partitioned for the extra bedroom and an enclosed balcony which is used as a half room is ideal for extra rental income. The main bedroom is spacious and has built-in cupboards. The kitchen is neatly fitted.

This apartment block is in a good condition. With lifts that are in working condition.

Rider Haggard is located at 31 Tulleken Street, Berea. Bosman Station and BP garage are about 10 minutes' walking distance from the building.

Estimated Monthly Rental – R 5 500 – R 7 000 per month.

Estimated Monthly Levy – R 1852.76 per month

### Features

#### Interior

Bedrooms 1.5  
 Bathrooms 1

#### Exterior

Carports / Parkings 1  
 Security Yes  
 Pool No

#### Sizes

Floor Size 58m²