

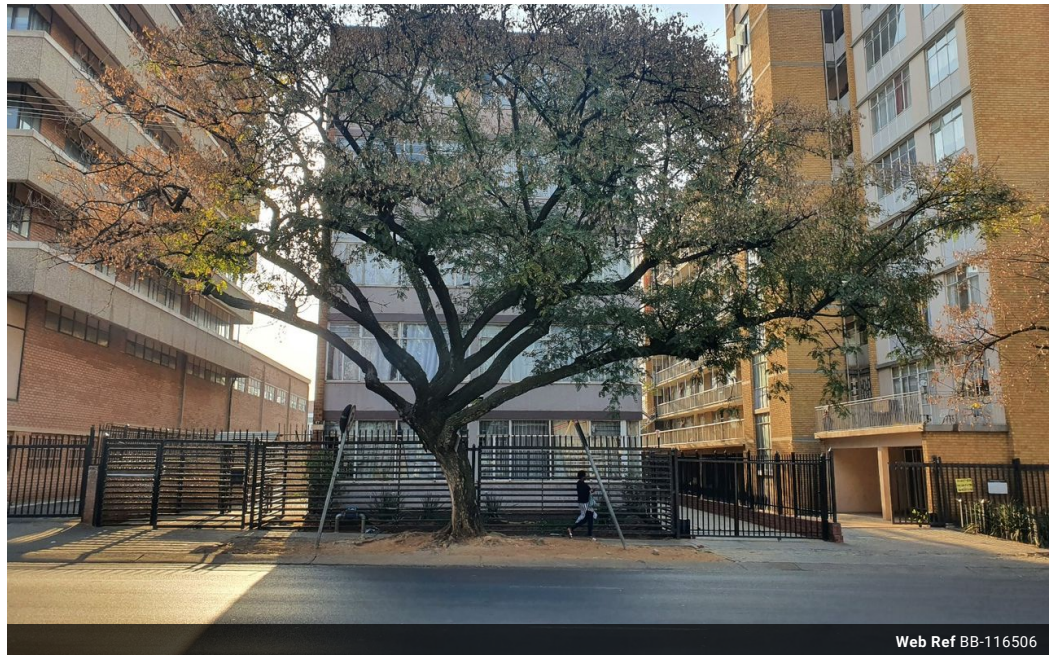


**Shewaan Abarder**  
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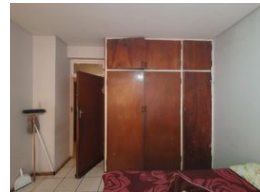
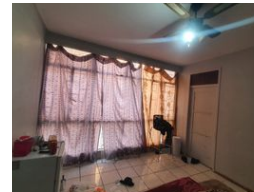
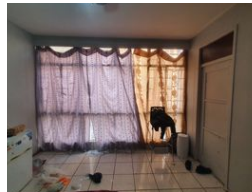
Contact Head Office (JHB,  
 Pretoria, Cape Town and Garden  
 Route)

**+27 712982714**

Unit 6 & 8 Rotherfield Trust  
 23 Rotherfield Road  
 Plumstead  
 7800



Web Ref BB-116506



**R445,000**



**Monthly Bond Repayment** R4,517.77

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R17,928.00 **Bond Costs** R12,935.00

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

**Monthly Levy** R1,890 **Monthly Rates** R188

### THE PERFECT START-UP INVESTMENT!!!

Here we have a 68 sqm original 1 bedroom apartment. This flat is in fair condition on the ground floor. The lounge area has been partitioned into 2 small bedrooms, this a bonus for extra rental income. The main bedroom is huge and has built-in cupboards. The kitchen is neatly fitted. The separate bathroom & toilet make this unit perfect for being multi-tenanted.

This apartment block has a spacious reception at the entrance. Access into the block is controlled with the use of a tag.

The building is located on Troy Street, within walking distance of basic amenities such as Barclays Square, Sunnyside Primary School, UNISA, and Sasol garage, and it has good access to transport.

Estimated Monthly Rental – R 5 500 – R 6 500 per month.

Estimated Monthly Levy – R 1 891 per month.

### Features

#### Interior

Bedrooms	1
Bathrooms	1
Recep. Rooms	1

#### Exterior

Carparks / Parkings	1
Security	Yes
Pool	No

#### Sizes

Floor Size	65m <sup>2</sup>
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