



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



**Byron Lenders**  
0817492229

imaginesales19@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-338828



R1,150,000

0.5 1

**Monthly Bond Repayment** R11,870.17  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00    **Bond Costs** R25,220.00

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

**Monthly Levy** R1,596    **Monthly Rates** R394

### Fully Furnished Modern Studio apartment - Sole Mandate

Sunny studio apartment in small stylish block with high end finishes from a top interior designer. The loft style bed allows for maximum space to be used. The complex is surrounded by lush trees and has a lovely southern suburbs feel to it. Perfect investment area.

The block is located in a prime area with walking distance to Newlands Rugby Stadium, Cavendish Shopping Centre, top restaurants, Riverside Mall, Jamie Shuttle for UCT and Varsity Colleges.

Extremely high rental demand area. This unit is currently vacant and used as holiday accommodation by the owner when visiting Cape Town but could easily rent out for R8500 to R9000 a month for buy to let investors.

The apartment has a lovely north facing sunny balcony with mountain views.

Undercover secure parking bay included. This ticks all the buy to let...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 0.5  
Bathrooms 1  
Recep. Rooms 1  
Furnished Yes

**Exterior**  
Carports / Parkings 1  
Security Yes  
Pool No

**Sizes**  
Floor Size 44m<sup>2</sup>