



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 AL-119731-1



R525,000



Monthly Bond Repayment R5,418.99
Calculated over 20 years at 11% with no deposit.

Transfer Costs R21,217.00 **Bond Costs** R15,795.00

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

Monthly Levy R4,124 **Monthly Rates** R707

Spectacular Views in Every Direction

Spacious 191sqm penthouse flat which has three large bedrooms all three come with built-in cupboards the main bedroom has a walk-in closet and an ensuite bathroom, The flat has a huge lounge & dining room area and the kitchen is neatly fitted. This flat is in good fair condition needs minor TLC on the 4th floor and the lifts in working condition. There is also a very spacious rooftop deck with a nice view of the city. The flat comes with a garage and two allocated parking bays.

The building is in a good condition and clean. There is security at the gate it uses a phone system.

Erica is located at 11 Erica Street, Sunnyside. The shops are on the next block and House 22 is just 5 minutes away.

Estimated Monthly Levy – R 4124.86 per month.

Estimated Monthly Rental – R 8 000 – R 10 000 per month.

Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Floor Size	191m ²
Bathrooms	1	Carports / Parkings	2		
Recep. Rooms	1	Security	Yes		
		Pool	No		