

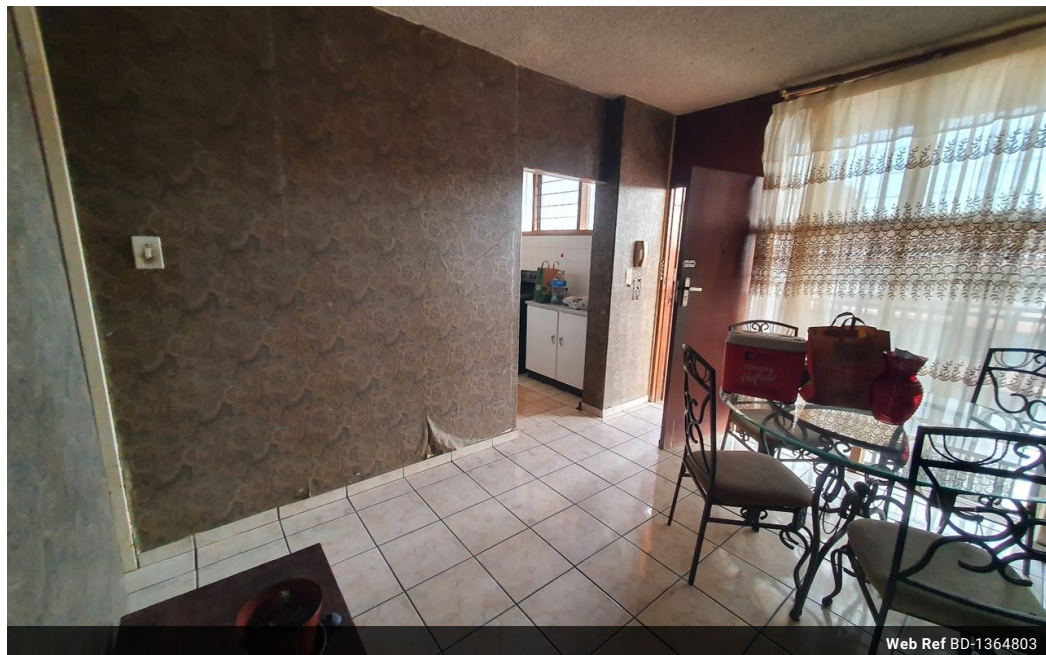


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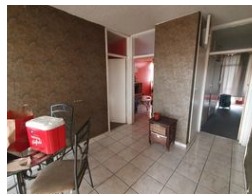
Contact Head Office (JHB,  
 Pretoria, Cape Town and Garden  
 Route)

**+27 712982714**

Unit 6 & 8 Rotherfield Trust  
 23 Rotherfield Road  
 Plumstead  
 7800



Web Ref BD-1364803



**R450,000**

 2  1

**Monthly Bond Repayment** R4,644.85

Calculated over 20 years at 11% 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** R1,996

### Versatile Family Gem

A Large 81 sqm apartment with two bedrooms that comes with built-in cupboards. The lounge is huge and has been partitioned for extra rental income. The kitchen is neatly fitted, and the main bedroom is nice and spacious. There is an open balcony and the toilet and bathtub come together. The flat is in fair good condition needs some TLC and is situated on the 6th floor. The flat has undercover parking.

This apartment block is well-kept and clean. The lifts are in working order and access into the block is controlled with the use of a phone system.

The building is located at 357 Leyds Street, Sunnyside, within walking distance of basic amenities. Easy access to transport facilities.

Estimated Monthly Levy – R 1996.62 per month.

Estimated Monthly Rental – R 5 500 – R 5 800 per month.

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	81m²
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	1				