



**Susan Litten**

Non-Principal Property  
Practitioner  
Registered with PPRA  
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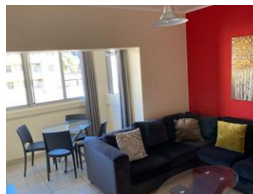
Contact Gardens

021 4242211

11a De Lorentz Street,  
Gardens,  
8001



Web Ref KIR104



**R1,400,000**

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**Monthly Bond Repayment** R14,213.21

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R40,617.00 **Bond Costs** R27,105.00

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

**Monthly Levy** R1,980 **Monthly Rates** R510

### A Swimming Pool and a Communal Braai Area!

Great long term rental returns on this neat unit, a walk to the CBD with excellent security in a very well-presented complex with great amenities.

This apartment faces east and west and is blessed with views of Table Mountain. There are two spacious bedrooms with built-in cupboards. The main bedroom is extra-large. The full bathroom has a shower, bath, basin, toilet, and fittings for a washing machine. The living area is open plan, featuring a galley kitchen with an eat-in counter. There is a built-in hob, oven and extractor, and ample fitted cupboards. The apartment is situated on the first floor. A sparkling blue communal pool and a braai area set in lush gardens are easily accessible as they are situated alongside the block. A secure, dedicated, parking bay is included.

Currently achieving R 13 900 per month as a...

### Features

#### Interior

Bedrooms	2
Bathrooms	1
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	66m²
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#### Extras

24 Hour Access Communal Braai Area Built in Wardrobes Closed Circuit TV Fenced Pool Gated Community Open Plan Kitchen North