



**Trish Parsons**  
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Contact Harcourts Atlantic

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Shop 8 Central Parade  
Cnr Victoria and Camps Bay Drive  
Camps Bay  
8005



SOLE MANDATE

Web Ref RL43778



### R2,600,000

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**Monthly Bond Repayment** R26,836.90

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R123,720.00 **Bond Costs** R38,415.00

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

**Monthly Rates** R947.0 **Sectional Title Levy** R2,820.7

### Old School Gardens Apartment

This expansive apartment in Gardens offers stunning views and endless potential. Renovate to your style, you'll find a generous living space that seamlessly extends to an enclosed balcony that could easily be used as a study or home office, showcasing breathtaking mountain vistas. The kitchen opens into the living area, while the main bedroom features ample built-in cupboards for your convenience. A smaller second bedroom is ideal for guests or as a children's bedroom.

A standout feature of this property is the impressive automated garage, accessible directly from the street, allowing you to walk straight up to your apartment. It provides enough space for two cars parked in tandem and additional room for storage, perfect for trailers, bikes, and more. There is also a generously sized parking.

Located on the fringe of the...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	2
Bathrooms	1
Kitchens	1
Recep. Rooms	1
Studies	1
Furnished	Yes

#### Exterior

Garages	1
Carports / Parkings	1
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	66m <sup>2</sup>
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#### Extras

Bath, Toilet and Basin Balcony Room Built in Wardrobes Electric Garage Near Bus Service  
Washing Machine Connection

