



### Danielle Slabber

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SOLE MANDATE

Web Ref RL12336



## R680,000



**Monthly Bond Repayment** R7,018.88

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R23,730.00    **Bond Costs** R17,680.00

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

**Monthly Rates** R779.7    **Sectional Title Levy** R1,773.8

### Affordable yours

The Historic Piano Factory is located in the heart and center of Wellington, within walking distance of well-established schools, the Central Business District (CBD), quaint coffee shops, and local gyms.

This lovely one-bedroom, second floor apartment offers an open-plan kitchen and lounge area. The kitchen is equipped with built-in cupboards, granite tops, and an under-counter stove. Making your way through the lounge area, it will lead you out to a small balcony, overlooking a communal greenery.

The bedroom includes built-in cupboards. Across the hall lies a quaint bathroom featuring a shower, basin, and toilet.

To ensuring convenience, there is a allocated carport parking area.

Lovely property for a smart investment or a perfect entry into the market.

### Features

#### Interior

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

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	49m <sup>2</sup>
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