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46 13th Street  
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Pretoria  
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Web Ref RL34900



R2,175,000

2 2

**Monthly Bond Repayment** R22,081.23

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R88,447.00 **Bond Costs** R34,625.00

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

**Monthly Levy** R2,215 **Monthly Rates** R685

Investors dream in the Menlo Park - transfer cost included in the price.

This apartment is ideal for the young and upcoming professional people in a prime location. There is a free shuttle bus service included between the hours of 07h00 and 19h00 weekdays. (Has to be booked 1 advance and the radius is 10km)

Features:

2 bedrooms and 2 bathrooms

Built in cupboards in bedroom and kitchen

High quality finishes, quartz kitchen tops, gas stove and geyser and high quality vinyl floors

Open plan kitchen and living areas

Wooden screens on balconies for privacy

Integrated DSTV systems and dishes

Finishes carefully selected for easy maintenance in unit.

Burglar proofing on all open windows

Indoor Gym (no visitors allowed to use)

Entertainment and braai areas available – needs to be booked in advance

Water monthly fixed charge – R350

Gas, water and electricity gets bought on the banking app using the...

### Features

#### Interior

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

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	94m²
Land Size	5,538m²

#### Extras

24 Hour Response Balcony Basin Bath, Toilet and Basin Blinds Burglar Bars Carport  
Dishwasher Connection En Suite Fridge Guard Built in Wardrobes Gas Hob Gym TV Modern

