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46 13th Street  
Menlo Park  
Pretoria  
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UNDER OFFER



Web Ref RL8147



R250,000



**Monthly Bond Repayment** R2,538.07

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R13,821.00

**Bond Costs** R9,510.00

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

**Monthly Levy** R1,539.3

**Monthly Rates** R130.7

Calling all investors!

A residence to truly call one's own or a prudent investment opportunity.

This offering comprises:

1 bedroom, boasting a petite yet convenient walk-in closet that adjoins the bathroom.

A lounge area with a spacious balcony, perfect for relaxation and leisure.

Featuring a tastefully appointed kitchen with a stove and ample cabinetry for storage.

Offers a complete bathroom with a bath, toilet and basin.

With a secure and sheltered parking space.

The flat, in its current state, is well maintained, yet its layout can be customized to cater to your personal preferences.

This property is situated within a well-maintained building, providing a clean and secure environment. Surveillance cameras and dedicated 24/7 security guard ensures your safety, while efficient management ensures the upkeep of essential amenities. An operational...

### Features

#### Interior

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

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	44m <sup>2</sup>
Land Size	1,508m <sup>2</sup>

#### Extras

24 Hour Access 24 Hour Response Built in Wardrobes Bath Toiletand Basin Balcony Basin Bath Carport Electric Gate Lifts