



**Maggie Zino**  
 Non-Principal Property Practitioner  
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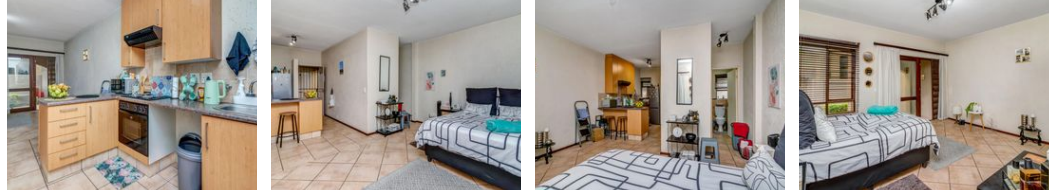
Contact Propcore Real Estate

010 0108719

Oak Avenue Office Park  
 376 Oak Avenue  
 Ferndale  
 Randburg  
 2194



Web Ref RL7062



R550,000

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**Monthly Bond Repayment** R5,677.04  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R21,217.00    **Bond Costs** R15,795.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,175    **Monthly Rates** R347

Lovely garden studio.

Offers from R510k.  
 Lovely garden studio apartment in sought after Montserrat.  
 North facing corner studio.  
 Open plan kitchen with space for 2 appliances and breakfast nook.  
 Open plan living space leads onto covered patio.  
 Bathroom with shower, basin and toilet.  
 Built-in cupboards.  
 Privately walled garden.  
 Pets are allowed with consent of the Body Corporate.  
 Monthly domestic effluent charge of R704, CSOS charge of R27 and 10 year maintenance plan of R111.  
 One covered parking bay and lots of visitors parking bays.  
 The complex boasts a sparkling pool with braai facilities and a clubhouse.  
 Excellent 24 hour security.  
 Within walking distance to shops and restaurants and easy access to main roads.

Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bathrooms	1	Carports / Parkings	1	Floor Size
Kitchens	1	Security	Yes	40m <sup>2</sup>
Recep. Rooms	1	Pool	Yes	
Furnished	No	Views	No	

