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SOLE MANDATE

Web Ref RL40433



### R900,000

2 2 1

**Monthly Bond Repayment** R9,137.06

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R28,244.00 **Bond Costs** R21,450.00

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

**Monthly Levy** R1,124.5 **Monthly Rates** R687.2

### Stylish & Secure Apartment Living in Sherwood Manor – Built in 2022

Discover modern comfort and security in this immaculate 2022-built apartment in the sought-after Sherwood Manor 2.0. Perfect for professionals, small families, or investors, this stylish home offers a secure, lock-up-and-go lifestyle with contemporary finishes throughout.

#### Key Features:

- **Privacy & Security** – Newly installed security gates and burglar bars, plus an electric-fenced complex with security cameras for peace of mind.
- **Modern Open-Plan Living** – A seamless living, dining, and kitchen area flows onto a spacious private balcony with a built-in braai, ideal for entertaining.
- **Sleek Kitchen** – Designed for convenience with granite counter-tops, a gas stove, double sink, extra cupboards, and space for a dishwasher.

#### Comfortable Bedrooms

- **Main Bedroom:** Spacious with built-in cupboards, raised curtain rails, and a modern,...

### Features

#### Interior

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

#### Exterior

|                     |       |
|---------------------|-------|
| Garages             | 1     |
| Carports / Parkings | 2     |
| Security            | Yes   |
| Pool                | No    |
| Views               | False |

#### Sizes

|            |                  |
|------------|------------------|
| Floor Size | 78m <sup>2</sup> |
|------------|------------------|

