



**Lindsey MacSymon**  
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Contact Cape Town CBD

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Web Ref EV0327



R1,445,000

**Monthly Bond Repayment** R14,915.12  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R44,135.00    **Bond Costs** R28,990.00

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

**Monthly Rates** R440

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Beautiful ground floor apartment in a quiet and secure location

Already spacious with potential to add further value by enclosing the balcony / stoep to incorporate the space.

Positioned in a picturesque and secure corner of Observatory, this unique apartment is ideal for those seeking something distinct...

Originally constructed in the late 1800s and subsequently transformed into a 10-unit apartment block, the residences at Alpha Flats retain much of their original charm and a rich historical allure.

The apartment features Oregon Pine flooring, high ceilings, and an open plan living and dining area, with the bedroom leading onto a charming patio. Now awaiting new ownership, this apartment stands ready for its next chapter.

- Pet friendly
- Mostly owner occupied
- AirBnb friendly
- Close to Amazon

### Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	1	Security	No	Floor Size
Bathrooms	1	Pool	No	63m <sup>2</sup>
Kitchens	1	Views	False	
Recep. Rooms	2			
Furnished	No			

