

## **25A STANLEY ROAD, OBSERVATORY**

### **STUDENT & YOUNG PROFESSIONAL ACCOMMODATION**

#### **PROPERTY DESCRIPTION**

25A Stanley Road is the ideal extremely spacious 2 bedroom house. The rooms are extremely generous and both are en-suite. This house is perfect for mature students/young professionals looking to live comfortably. 25A Stanley road is situated in the Cape Town suburb of Observatory and is within 100 meters walking distance from AFDA.

#### **ACCOMMODATION**

- There are 2 bedrooms inside the house, both being en-suite.
- It has a separate entrance to its neighbouring house 25 Stanley.
- The lounge is stylishly decorated with two two-seater couches, an armchair as well as a Smart T.V.
- The kitchen is fitted with a stove, oven, kettle, toaster, microwave, fridge as well as crockery and cutlery.
- Both rooms are furnished with a double bed, blinds, desk, chair and a wardrobe
- This house has a separate area with a skylight where the washing machine and drying racks are situated
- Electricity is prepaid

#### **LOCATION**

- 100 m from AFDA
- 1km from UCT Medical School



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Observatory, Cape Town, 7925



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- 5 km from UCT
- 4 km from Varsity College
- Walking distance to Jammie Shuttle Route & Railway Station

## GENERAL INFORMATION

All common areas will be cleaned on a daily basis (Monday-Friday).

The house is very secure, featuring burglar bars at the entrance door and all windows facing the street. The double glazed windows in this house have been specially imported from Europe as a design feature and they are also fitted with blinds. The house has a security gate in front of the front door.

The house is monitored by 24/7 CCTV cameras.

In addition to this, we have fitted a flat screen T.V that displays all images relayed from these cameras. We believe this is paramount for the safety and security of our students and we encourage them to make use of the tools provided.

Electricity is prepaid. We encourage that the students divide the amount on a weekly basis amongst themselves.

## PROPERTY FEATURES

- 2 En-Suites Bedrooms
- All rooms furnished
- Burglar bars in front of entrance door and windows
- CCTV Security Cameras
- Daily cleaning of communal areas (Mon – Fri)
- Double Beds



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- High Ceilings
- Imported double glazed windows for soundproofing and insulation
- Laundry with drying racks
- Open plan kitchen
- Open plan lounge with Smart TV
- Prepaid Electricity
- Very central location, close to all universities and colleges in the Observatory area
- WiFi (uncapped)

### **EXTRA FEATURES**

There are 10 student houses on the same block and the tenants are able to become part of a larger friend group. It is very easy to socialise and the area is safe.

### **VIEW PROPERTY ONLINE**

<http://www.heronsquare.co.za/property/25a-stanley-house/>

### **VIEW PROPERTY VIDEO**

<https://www.youtube.com/watch?v=WTPNI7LuCmU&feature=youtu.be>



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**GENERAL PHOTOS**



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