



## SOMERSET WEST | CAPE TOWN

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South African Association of Retired Persons





**Somerset Oaks is set in 11 acres of beautifully landscaped gardens, flanked on one side by oak trees and the Lourens River and fringed on the other side by the bustling Somerset West CBD. It is perfectly situated within easy walking distance of major shops and the specialist heart and oncology units of the Medi-Clinic Hospital.**



Somerset Oaks RETIREMENT VILLAGE is a sectional title development consisting of duplex townhouses, together with two bedroom and one bedroom mews flats. The development is run by a body corporate (trustees) who are all home owners in Somerset Oaks and therefore have a vested interest in ensuring the continued good governance of the village.

Management and Conduct Rules have been drawn up in accordance with the Sectional Title Act.

## **SECURITY**

Maintaining a secure environment is of paramount importance within our village. Perimeter palisade security fencing, 24 hour security controlled entrance and exit, and 24 hour patrols throughout the village helps to ensure we continue to do all we can to maximize peace of mind within the village.

## **SOCIAL EVENTS**

Community get-togethers, including braai's, bingo, quizzes and talent evenings are regularly organized by the residents.

## **HEALTH CARE**

Should the need arise for assisted living; Robari an assisted living facility is directly opposite the village. Home nursing is available from any of the private companies.



The clubhouse is the centre of all social and sporting activities. Weekly videos, pub evenings and braai's are enjoyed by all who participate.

Facilities include dining room, lounge, TV-room, laundry and cocktail bar. Croquet and bowling green, plus a lovely swimming pool area.

There is also a guest flat available for rental by resident's families.

An excellent three course lunch is served daily (excluding Sundays) in the clubhouse dining room.



### Prices from:

One bedroom apartment	R 690,000	70 m <sup>2</sup>
Two bedroom apartment	R 970,000	90 m <sup>2</sup>
Duplex	R 1,000,000	123 m <sup>2</sup>
Duplex (garage attached)	R 1,000,000	147 m <sup>2</sup>

### Rates:

± R 210 pm
± R 250 pm
± R 345 pm
± R 480 pm





## SOMERSET OAKS LEVIES FOR 2016/17

Townhouse with garage	R	2,239.00
Townhouse only	R	2,017.00
Two bedroom flat	R	1,572.00
One bedroom flat	R	1,169.00
Studio apartment	R	888.00
Carport	R	112.00
Add subscription per person	R	250.00

Levy includes: Building maintenance and repairs, garden care and maintenance, insurance of buildings, water and 24 hour security.

Please be advised:

On selling a unit a 10% stabilization levy is applied on the profit

An informal meeting with two trustees is conducted on application to purchase a unit in Somerset Oaks

On acceptance a registration fee of R450 per person is payable.

Regret, no pets



### Contact Angela Robinson

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[www.somersetwestretirementproperty.co.za](http://www.somersetwestretirementproperty.co.za)

