

PARTICULARS OF TOWN HOUSES TO LET ON SHANZU ROAD, SPRING VALLEY ESTATE



Location.

The property is situated on the Southern side of Shanzu Road, Spring Valley Estate, approximately 10kms from the City Centre of Nairobi, Nairobi County.

The Plot:

A rectangular shaped, red soil plot with a gentle southward slope to a river. The boundaries are marked by dressed stone walling topped with electric wire fencing. Access is via a manned double lockable steel gate opening onto a barrier and concrete paved driveway.

Title.

Lease hold title for a term of 99 years with effect from from 1stJune, 1998.

Area:

1,255 hectares or 3.1 acres approximately.

Services.

Mains are connected. A 280 metres deep borehole is drilled on site. A water treatment plant is also provided.

Development:

The development, comprises a total of 20 x similar townhouses, each having four bedrooms (all ensuite) with servants quarter.

General Description

Four bedroom townhouses (all ensuite) with servant two rooms servants quarter/ garage block provided for each townhouse. Accomodation comprises:

Ground Floor: Lounge with fire place, door to Patio and gardens, Dining room, Guest Bedroom with Bathroom, Kitchen with food store and a Dhobi Room.

First Floor: Landing Hall, 3 Bedrooms, two ensuite with Bathrooms and one ensuite with showerroom. Each House is set on its own compound with a gate opening to a common driveway.

Amenities include a swimming Pool, Children play area, adequate parking and a Club House.

Price Guide: Kshs 250,000/= (Words: Kenya Shillings Two Hundred and Fifty Thousand exclusive of service charge)

Viewing: By appointment through the office.

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COMPARABLES:

Marble Valley – Shanzu Road

These are 4 bedrooms(3 ensuite) townhouses with 2 roomed sq in a compound of 14 units.

Kshs. 200,000/= per month

Jambo Villas - Shanzu Road

These are multi level townhouses having 4 bedrooms(all ensuite), dsq for 1, two gardens and a common pool.

Kshs.240,000/= per month

Clifton Villas – Shazu Road

These are 5 bedroom (all ensuite) double storey townhouses with a self contained DSQ, large backyard and a borehole.

Kshs.280,000/= per month.