



PROPERTY INFORMATION



LENASIA – Incomplete Block of Flats Asking R6 500 000

Address 17 Multan Road
Lenasia Ext 13

Broker Greg Branford

Mobile 083 256 3179

Email greg@commercialexchange.co.za

Web Ref 0628



www.commercialexchange.co.za

PROPERTY INFORMATION

GENERAL INFORMATION

NAME Mr and Mrs Moosa
VAT/TRANSFER DUTY Transfer Duty Payable

SALE INFORMATION

DEPOSIT 10%
COMMISSION Payable by the Seller

TITLE DEED

TITLE DEED DESCRIPTION Erf 11200
EXTENT ± 812m²
TITLE DEED NUMBER T3886/2010
SERVITUDES None Noted

MUNICIPAL INFORMATION

CURRENT ZONING Residential 1
LOCAL AUTHORITY City of Johannesburg
PERMITTED USE Religious purposes, place of instruction, child care centre, social halls, institutions, residential buildings (excluding hotels), special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms, tavern/shebeen, house/spaza shop, guesthouse.
HEIGHT Ground and 2 Storeys

DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Auction Exchange (Pty) Ltd, its affiliated companies, its Service Providers nor the Sellers guarantee the correctness of information and none of the aforementioned will be held liable for any direct, indirect or consequential loss or damages of whatsoever nature suffered by any person as a result of errors, omissions, negligence or otherwise of Auction Exchange (Pty) Ltd, its affiliated companies, its Service Providers, the Sellers or any other person.



GENERAL

DESCRIPTION

The subject property consists of 12 two bedroom residential units, over the ground, first and second floors, with open plan kitchen area and lounge. A single bathroom services each unit.

Electrical wiring, plumbing and security gates have been installed to each unit.

The following have not been installed in the structure or the property:

Outside paving
No painting inside or outside
No tiles in any unit or common area's.
No kitchen units or built-in cupboards
No light fittings
No bathroom fittings or geysers.

There is an additional building on the property which includes a staff bathroom and "Spaza Shop". The shop faces onto the street corner. The structure is also not complete.

The property is accessed via two sliding gates with ample parking for each unit.

IMPROVEMENTS

STRUCTURE	Brick and Mortar
NR OF STOREYS	Ground and Two Storey's
ROOF	Clay tile
EXTERNAL WALLS	Brick and Mortar
INTERNAL WALLS	Plastered
PATENT DEFECTS	Structure in place but incomplete
LATENT DEFECTS	Structure in place but incomplete

DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Auction Exchange (Pty) Ltd, its affiliated companies, its Service Providers nor the Sellers guarantee the correctness of information and none of the aforementioned will be held liable for any direct, indirect or consequential loss or damages of whatsoever nature suffered by any person as a result of errors, omissions, negligence or otherwise of Auction Exchange (Pty) Ltd, its affiliated companies, its Service Providers, the Sellers or any other person.



LOCATION

LOCALITY

The subject property is located on the corner of Mazarin and Multan roads in Lenasia ext. 13. Lenasia is approximately 35 kilometres southwest of the Johannesburg central business district and 45 kilometres south of the Sandton central business district

ACCESS

Lenasia can be accessed via the N12 highway from the N1 highways direction south from the Johannesburg CBD.



DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Auction Exchange (Pty) Ltd, its affiliated companies, its Service Providers nor the Sellers guarantee the correctness of information and none of the aforementioned will be held liable for any direct, indirect or consequential loss or damages of whatsoever nature suffered by any person as a result of errors, omissions, negligence or otherwise of Auction Exchange (Pty) Ltd, its affiliated companies, its Service Providers, the Sellers or any other person.



PHOTOGRAPHS



DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Auction Exchange (Pty) Ltd, its affiliated companies, its Service Providers nor the Sellers guarantee the correctness of information and none of the aforementioned will be held liable for any direct, indirect or consequential loss or damages of whatsoever nature suffered by any person as a result of errors, omissions, negligence or otherwise of Auction Exchange (Pty) Ltd, its affiliated companies, its Service Providers, the Sellers or any other person.



