



PROPERTY
INFORMATION



2 Bedroom Cluster Unit

ASKING R1 800 000

Address Unit 19 Le Terrazze
Linden Road
Sandown

Broker Greg Branford

Mobile 083 256 3179

Email Greg@auctionexchange.co.za

Web Ref 0686



www.auctionexchange.co.za

GENERAL

GENERAL INFORMATION

NAME	P Chen
ADDRESS	Linden Road Sandown
VAT/TRANSFER DUTY	Transfer Duty Payable
RATES & TAXES	±R pm

SALES INFORMATION

DEPOSIT	10%
COMMISSION	Payable by the Seller
CONFIRMATION PERIOD	7 Working Days

TITLE DEED

TITLE DEED DESCRIPTION	Sect 19 of plan 282/1992 known as Le Terrazze Situated at Erf 99 Sandown Ext 5 CITY OF City of Johannesburg Gauteng
EXTENT	± 84m ²
TITLE DEED NUMBER	ST425/2015
REGISTERED OWNER	P Chen
SERVITUDES	None Noted

DISCLAIMER

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GENERAL

MUNICIPAL INFORMATION

CURRENT ZONING	Residential
LOCAL AUTHORITY	City of Johannesburg

PROPERTY DESCRIPTION

Beautiful and modern unit in the secure, quiet complex which has recently been renovated. The unit comprises of a spacious living area leading onto a covered patio and further onto a manicured garden wrapping around the property. The kitchen has ample cupboard space with granite tops, accommodating one under counter appliance. Two well sized bedrooms with built in cupboards which share full bathroom with separate toilet.

Additional features:

- Security gates
- Corner unit
- Communal pool

AREA

Situated less than 2.5km from Sandton City this unit is ideal for an executive wanting a lockup and go while still being in the heart of Sandton business node, close to malls, and easy access to all major routes.

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THE PROPERTY

IMPROVEMENTS

STRUCTURE	Face Brick and mortar
NR OF STOREYS	Single
ROOF	Clay Roof tiles
EXTERNAL WALLS	Brick and mortar
INTERNAL WALLS	Plastered and painted
CEILINGS	Rhino-lite ceiling board
FLOOR COVERINGS	Ceramic Tiles
LIGHTING	Standard
GLAZING	Steel frames and glass windows
CONDITION	Very Good

FEATURES

Entrance Hall/Lounge
Fitted new kitchen
Two Bedrooms
One bathrooms with separate toilet
Open plan lounge and dining room
Private Garden

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THE PROPERTY

GENERAL CONDITION

The general condition of the property is very good

DEFECTS - PATENT

None Noted

DEFECTS - LATENT

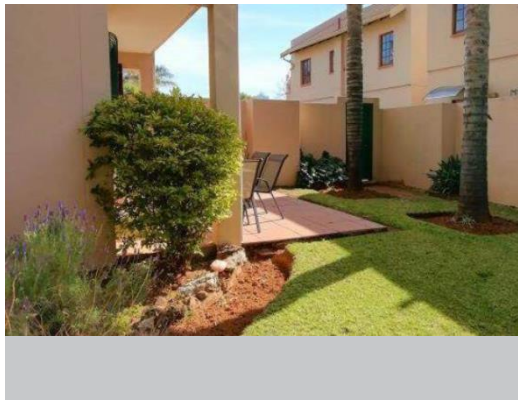
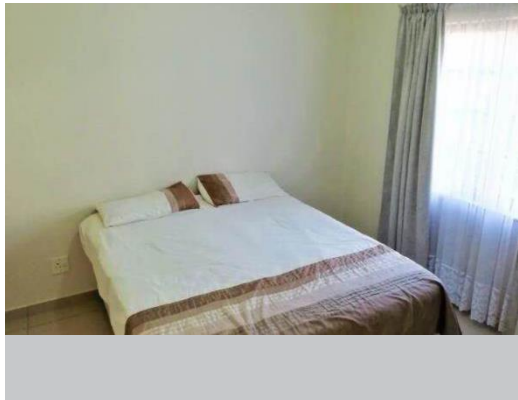
None Noted

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PHOTOGRAPHS – House



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