



# PARK VILLAGE AUCTIONS

*Trusted by banks, respected by buyers*

FOOTWEAR DIRECT CC (IN LIQUIDATION) MRN G592/2021

## PROPERTY PROSPECTUS

UNIT NUMBER 8 "SS MARIN VIEW"  
SCHEME NUMBER 158/2004  
GLENHAZEL  
JOHANNESBURG  
GAUTENG PROVINCE



**MEASURING: 146 SQUARE METRES**

**AUCTION:**

**WEDNESDAY 20 OCTOBER AT 12H00**

Auctioneer: Roy Lazarus; Clive Lazarus

Unit Number 10, Ferndale Mews North,  
Cnr Oak & Dover Road, Ferndale, Randburg, 2194  
Tel: (011) 789-4375 Fax: (011) 789-4369



# CONTENTS

1. Disclaimer .....	2
2. Conditions of Sale .....	3
3. Property Description.....	4
a. The Stand	
b. The Improvements	
c. Municipal Information	
4. Attachments .....	5 - 10

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## CONDITIONS OF SALE

- Deposit:** 15% of the Purchase Price payable on the day of the auction
- Commission:** Buyer's commission of Six (6%) plus VAT payable on the day the auction
- Confirmation Period:** Fourteen (14) Business Days from date of signature
- Occupation:** Occupation is on the registration of transfer of the property into the Purchaser's name
- Risk, Control & Insurance:** The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser ***on the registration of transfer of the property into the Purchaser's name*** and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.
- Transfer Duty / VAT:** VAT is Payable on the Purchase amount

**FOR MORE INFORMATION PLEASE CONTACT: Debbie**



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## PROPERTY DESCRIPTION

### TITLE DEED NUMBER:

ST31846/2014

### REGISTERED EXTENT OF UNIT:

146 Square Metres

### PROPERTY DESCRIPTION:

An Upper-Level Duplex Sectional Title residential apartment unit with single lock-up garage and staff accommodation.

### LOCATION:

The subject property is situated at **Unit Number 8 “Marin View” Apartment Complex, Number 30 Cross Street corner Mansion Street, Glenhazel, Johannesburg, Gauteng Province.**at GPS co-ordinates;

-26.137742, 28.098721

“Marin View” Apartment complex is located in the middle-income residential suburb of Glenhazel, to the Northeast of Johannesburg, East of Louis Botha Avenue.

### PROPERTY LAYOUT

#### THE SECTIONAL APARTMENT BUILDING:

“Marin View” is a three-storey apartment building of face brick walling fitted with steel framed glazing under a pitched and tiled roofing structure comprising Four (4) Ground Floor simplex units each with own privately walled garden and Seven (7) Upper-Level duplex apartment units each with own balcony overlooking the garden of the ground floor unit.

Pedestrian access to the Complex is from Mansion Street via the foyer. Access to the Upper-Level units is via a pedestrian staircase leading from the foyer area. Driveway access to the macadamized parking area at the back of the building and lock-up garages are via an automated entrance and egress driveway on Mansion Street. The Apartment Complex is bound by plastered and painted brick walling approximately 2.1 Metres in height and topped with electric fencing.

The subject unit is an Upper-Level duplex, corner unit corresponding to **Door Number 8**.

### **THE RESIDENTIAL UNIT:**

With access from the passage walkway at the front of the units, the subject property is comprised on Lower Level of an entrance foyer passage, kitchen, open plan lounge and dining room, balcony, guest cloakroom room with laundry area.

A tiled pedestrian staircase from the entrance foyer passage leads to the Upper Level comprising a landing and passage three (3) bedrooms and two (2) bathrooms (one en-suite).

Flooring: Wooden Parke Flooring blocks, Ceramic floor tiles

Walling: Plastered and painted brick, ceramic wall tiles

Ceiling: Painted reinforced concrete, painted ceiling board

### **SINGLE GARAGE & STAFF ACCOMMODATION:**

Located at the back of the apartment building is a free-standing double storey building of similar face brick walling fitted with steel framed glazing under a pitched IBR roofing structure comprising on the Ground Floor of single lock-up garages with one such single garage forming part of the subject unit. Situated above the garages are single staff rooms with shared bathroom facilities with one such single room forming part of the subject unit.

The subject unit also has the use a single carport.

### **INTERNAL AND EXTERNAL FITTINGS & FIXTURES:**

- Steel security gate fitted to front entrance door
- Burglar bars in front of window openings
- Veneer wall and floor units in kitchen fitted with Granite worktops, eye-level oven, four plate electric hob with extractor canopy and stainless-steel sink unit
- Dark veneer vanities with Granite worktops in the bathrooms
- Security Alarm System

### **ELECTRICAL INSTALLATION AND SUPPLY:**

The electrical installation appears to comply with Municipal regulations and the supply is via the City of Johannesburg Metropolitan Municipality.

### **RATES AND TAXES:**

Account Number: 552902402  
Monthly Rates: R 1 236.23

### **LEVY INFORMATION:**

Basic Levy: R 2 166.83  
Armed Response: R 52.05  
CSOS Levy: R 33.34  
Maintenance Levy: R 571.73  
**Total Monthly Levy: R 2 823.95**

# WINDEED

## WinDeed Property Report

**windeed**  
A LexisNexis® Product

Name **SS MARIN VIEW**, Number **158/2004**, Unit **8**

### REGISTERED PROPERTY DETAILS

Property Type	SECTIONAL TITLE UNIT	Diagram Deed	-
Unit Number	8	Registered Size	146.0000SQM
Scheme Name	SS MARIN VIEW	Municipality	CITY OF JOHANNESBURG
Scheme Number/Year	158/2004	Province	GAUTENG
Situated At	GLENHAZEL , 219 , 0	Registration Division	IR
Deeds Office	JOHANNESBURG	Coordinates (Lat/Long)	-26.137742 / 28.098721

### OWNER DETAILS

Owner 1 of 1

Person Type	COMPANY	Title Deed	ST31846/2014
Name	FOOTWEAR DIRECT CC	Purchase Date	2014/04/05
Registration Number	200200623223	Purchase Price (R)	1,600,000
Share (%)	-	Registration Date	2014/08/12



### PROPERTY INFORMATION

No property information available.

# PHOTOGRAPHS







# NOTES

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