



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

DULY INSTRUCTED BY TERMS OF SPECIAL ATTORNEY

PROPERTY PROSPECTUS

4 GRANT AVENUE NORWOOD



REMAINING EXTENT OF PORTION 0 OF ERF 32 NORWOOD
MEASURING 1 487 SQUARE METRES

AUCTION

TUESDAY 31 MAY 2022 AT 11:00

Auctioneer: Clive Lazarus

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



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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:** Transfer Duty or VAT is Payable on the Purchase amount (NOT BOTH)

FOR MORE INFORMATION PLEASE CONTACT: Debbie 011 789 4375



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PROPERTY DESCRIPTION

THE BUILDING IMPROVEMENTS:

(8) income producing residential units / flatlets, a laundry room and a staff accommodation
The property has been improved with a single storey residential dwelling and free-standing double storey outbuilding of plastered and painted brick walling, fitted with steel framed glazing under pitched and tiled and IBR roofing structures converted into eight (8) one-bedroom single residential units each measuring approximately 48m² and comprising an open plan lounge with kitchen, one (1) bedroom and an en-suite bathroom.

Situated on the side of the main building and forming part of the same building structure is a laundry room and staff accommodation comprising a single room and bathroom.

PARKING:

Located in the paved parking area at the front of the buildings are two, steel framed under shade net carport structures providing covered parking for around ten (10) vehicles.

ENTERTAINMENT / LEISURE FACILITIES:

While the subject property has no leisure facilities of its own apart from a braai area at the back of the buildings, it has access to the swimming pool on the adjacent property located at Number 34 Osborn Road.

GARDEN:

The garden area at the back of the building is lawned with established trees and shrubs currently being well managed. The driveway and parking area at the front of the building is brick paved.

OCCUPANCY:

The subject property is multi-tenanted.

LEASE INFORMATION / RENTAL INCOME:

From what could be ascertained the units are currently tenanted with both long-term tenants and some tenants renting on a month-to-month basis.

The Gross Monthly Income (including Water & Electricity) is advised at **R 45 000.00** (Forty-Five Thousand Rand).

RATES AND TAXES:

Account Number:	206797894
Monthly Rates:	R 2 091.31
Refuse:	R 431.25
Electricity (average monthly):	R 7 343.00
Water (average monthly):	<u>R 4 650.00</u>
Total Monthly Average:	R 14 517.56

Please Note: The above information was received from the City of Johannesburg Metropolitan Municipality and is provided without prejudice to our rights.

ZONING:

Residential 3

WINDEED

WinDeed Property

JOHANNESBURG, NORWOOD 32

Lexis® WinDeed

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2022/04/29 09:51	Township	VICTORIA
Reference	-	Erf Number	32
Report Print Date	2022/05/30 12:20	Portion Number	0
Deeds Office	Johannesburg		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T58776/996
Erf Number	32	Registered Size	1487.0000SQM
Portion Number	0	Municipality	CITY OF JOHANNESBURG
Township	VICTORIA	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.163331 / 28.073162
Deed Office	JOHANNESBURG		



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PHOTOGRAPHS



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