

**AFRICA MANAGEMENT COMMUNICATIONS (PTY) LTD (IN LIQUIDATION)  
MASTER'S REFERENCE NUMBER T3124/2021**

# **PROPERTY PROSPECTUS**

**RESIDENCE NUMBER 4 ERF 301 HYDE PARK  
4 "SHERWOOD" 33 RUTH AVENUE HYDE PARK**



**MEASURING 484 SQUARE METRES**

# **AUCTION**

**TUESDAY 16 AUGUST @ 11H00**

Auctioneer: Roy 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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# DISCLAIMER

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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 Percent (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 011 789 4375



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# PROPERTY DESCRIPTION

**TITLE DEED NUMBER:** T155045/2005

**DESCRIPTION:**

A double storey residential dwelling and outbuildings located in a small secure private Estate comprising 21 free-standing residential dwellings each with own other improvements.

**LOCATION:**

The subject property is located in the middle to upper income suburb of Hyde Park situated to the Southwest of the Sandton CBD between William Nichol Drive and Rivonia Road and situated at **Residence Number 4 located at Number 33 Ruth Avenue, Hyde Park, Johannesburg, Gauteng Province** at GPS co-ordinates; -26.127723, 28.035677

**PROPERTY DESCRIPTION:**

**THE ESTATE:**

“**33 Ruth Avenue**” also known as “Sherwood” is a small residential Estate comprising 21 free-hold privately walled residential stands improved with similar double storey residential dwellings of plastered and painted brick walling, fitted with timber framed glazing under pitched and tiled roofing structures each residence with own private garden and certain other improvements.

Access to the Estate is from Ruth Avenue via an automated entrance and egress main gate with Security Office. Internal roads are brick paved with cement side curbing.

The subject residence Number 4 is the first unit of the right when entering the complex from Ruth Avenue.

**THE SUBJECT RESIDENCE NUMBER 4:**

With access from the front of the double garage and common property driveway extending along the front of the unit, the subject dwelling is comprised on the Ground Floor of an entrance foyer, guest cloakroom, open plan lounge, dining room and kitchen, scullery, with glazed timber doors from the lounge area giving access to a covered patio leading to the back-garden area and swimming pool.

A pedestrian staircase from the entrance foyer leads to the Upper Level comprising a TV lounge and enclosed balcony, three (3) bedrooms and two (2) bathrooms (one en-suite).

The outbuildings comprise a double garage located at the front of the residence below the upper-level main bedroom, and a staff room with bathroom situated on the side of the dwelling.

**PRIVATE GARDEN:**

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The privately walled garden area at the back of the dwelling is sparsely lawned with areas of pickable soil, established garden beds, shrubs and trees currently not being very well maintained.

The courtyard area on the side of the dwelling and the driveway and parking area at the front of the dwelling are brick paved.

#### **ENTERTAINMENT / LEISURE FACILITIES:**

Located in the garden area at the back of the residence is a swimming pool with brick paved surround, currently without any water.

#### **MUNICIPAL INFORMATION:**

##### **RATES AND TAXES:**

Account Number: 202271109

Monthly Charges: R4 166.57

**Current Balance: R179 062.99**

***Please Note: The above information was received from the City of Johannesburg Metropolitan Municipality and is provided without prejudice to our rights. The amount advised reflects the current arrears according to Municipal records and do NOT constitute clearance figures for transfer purposes.***

#### **LEVY INFORMATION:**

#### **MANAGING AGENT / HOMEOWNERS ASSOCIATION:**

The financial affairs of the Estate are managed by Whitfields Property Management

Contact Person: Nicole Appollis

Contact Details: 011 867 0542

#### **LEVY:**

Monthly Levy: R 4 830.00

**Current Arrears: R99 468.91**

#### **REGISTERED EXTENT OF STAND:**

484 Square Metres

#### **APPROXIMATE EXTENT OF IMPROVEMENTS:**

343 Square Metres



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# WINDEEDS

## WinDeed Property Report

**windeed**  
A LexisNexis® Product

Township **HYDE PARK EXT 12, Erf 301/4**

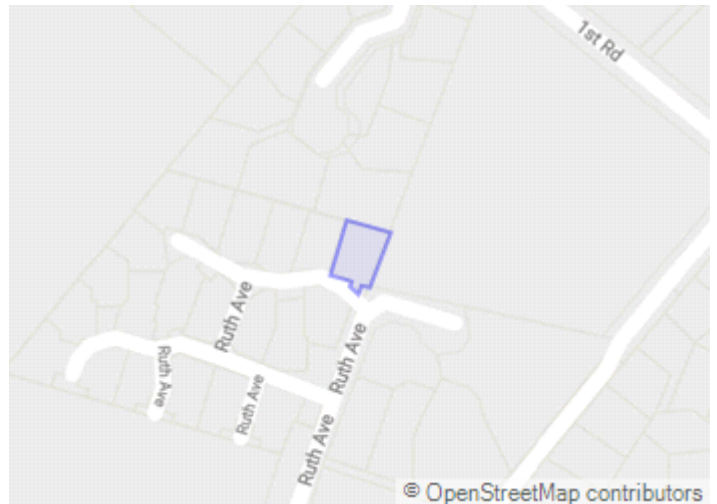
### REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	T166585/2004
Erf Number	301	Registered Size	484.0000SQM
Portion Number	4	Municipality	CITY OF JOHANNESBURG
Township	HYDE PARK EXT 12	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.127723 / 28.035677
Deeds Office	PRETORIA		

### OWNER DETAILS

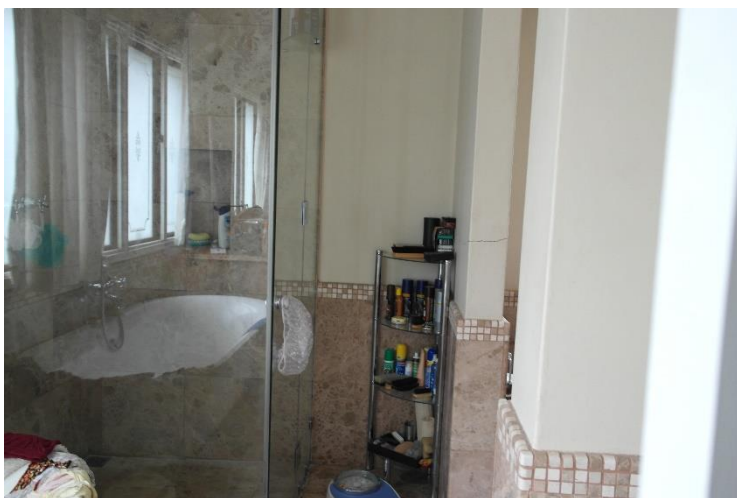
#### Owner 1 of 1

Person Type	COMPANY	Title Deed	T155045/2005
Name	AFRICA MANAGEMENT COMMUNICATIONS CC	Purchase Date	2005/08/31
Registration Number	200107968923	Purchase Price (R)	3,625,000
Share (%)	-	Registration Date	2005/11/29



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# PHOTOGRAPHS



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# NOTES

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