



PARK VILLAGE AUCTIONS

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INSOLVENT ESTATE GE DIPPENAAR
MRN G739/2023

PROPERTY PROSPECTUS

UNIT 44 "SS THE NICOL" HOTEL & APARTMENT BUILDING
41A NICOL ROAD, BEDFORDVIEW



MEASURING 102 SQUARE METERS

AUCTION:

**TUESDAY 13 FEBRUARY 2024 AT
11H00**



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 - 7

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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 (5%) 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

TITLE DEED NUMBER:

ST34736/2019

REGISTERED EXTENT OF UNIT:

102 Square Metres

DESCRIPTION:

Located in the “The Nicol” Hotel and Apartment Building, the subject two-bedroom Sectional Title residential apartment unit.

LOCALITY:

The subject property is located at **Suite Numbers 207 & 208 “The Nicol” Hotel and Apartment Building, Number 41 Nicol Road corner Skeen Boulevard, Bedfordview, Johannesburg, Gauteng Province** at GPS co-ordinates;

-26.179251, 28.134760

THE IMPROVEMENTS:**THE HOTEL & APARTMENT BUILDING:**

“The Nicol” is a modern, fairly recently constructed eight storey Hotel and Apartment Complex building situated adjacent to the N3 Highway in Bedfordview approximately 10 minutes’ drive from the OR International Airport.

The Nicol Hotel and Apartment Complex currently offers around 100 residential Suites located within a secure urban living environment with facilities that include a conference centre, board rooms and work-desks, a restaurant, garden patio with swimming pool and a modern gym.

“The Nicol” is operated as both an Apartment Building and a Hotel where some owners rent out the units as Hotel Suites.

Access to the Hotel and Apartment building is from Van Vuuren Road at the corner of Skeen Boulevard via a secured entrance and egress main gate with Security Office.

Located on the **2nd Floor**, the subject unit is “*subdivided*” into two (2) lettable sections corresponding to **Door Number 207 and Door No. 208**.

THE SUBJECT SECTIONAL TITLE UNIT:

The subject Sectional Title Unit is sub-divided into two (2) lettable “hotel units” with the first “unit” corresponding to Door No. 207 comprising a single bedroom with en-suite bathroom and the second “unit” corresponding to Door No. 208 comprising an open plan kitchen and lounge, (1) bedroom, a bathroom and small balcony leading from the lounge area.

An interleading door between the two “units” facilitates the alternate use as a single combined unit comprising an open plan kitchen and lounge, two (2) bedrooms, two (2) bathrooms (main en-suite) and a small balcony leading from the lounge area.

FITTINGS & FIXTURES:

Central air-conditioning

- Wi-fi
- Dark veneer wall and floor units in the kitchen fitted with Ceaserstone worktops, under counter oven, glass hob with extractor canopy and a double bowl stainless steel sink unit
- Dark veneer wall mounted vanities in bathrooms

BASEMENT TYPE PARKING:

Located on the Ground Floor and 1st Floor of the building, below the upper-level residential units is the basement type parking garage with the subject unit allocated two (2) such parking bays corresponding to Parking Bay Number 44 also marked as **Parking Bay 207 & 208**.

ENTERTAINMENT / LEISURE FACILITIES:

Communal leisure facilities include a restaurant, swimming pool and a fully equipped gym.

GARDEN AREAS:

The garden areas of the Hotel & Apartment building are lawned with established, trees, shrubs and flower beds, currently being well maintained.

BODY CORPORATE INFORMATION:

MANAGING AGENT:

The financial affairs of "The Nicol" are managed by Whitfields Property Solutions.

Account Number: TNB0044B
Contact Person: Manqoba Mbatha
Contact Number: Land Line: 010 824 5537
E-mail: manqoba@whitfields.co.za

LEVY INFORMATION:

Monthly Levy:	R 3 417.00
CSOS Levy:	R 40.00
Parking:	R 23.01
Reserve Levy:	<u>R 173.00</u>
Total Levy:	R 3 653.01



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PHOTOGRAPHS



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NOTES



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