Terms & Conditions

Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents. R 50 000.00 Registration Deposit by EFT/ Cash or Bank Guaranteed Cheque must be paid. All bids are exclusive of Commission + VAT. Ian Wyles Auctioneers may bid up to reserve on behalf of the sellers. The above is subject to change without prior notification.

Auctioneer: Ian Wyles

KOLENE MOODLEY: 071 133 2251 | 031 579 4403
kolene@ianwyles.co.za | www.ianwyles.co.za

Viewing by Appointment only
Disclaimer
Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.

Auction Information
Deposit 5% of bid price payable by The Purchaser on the fall of the hammer
Commission 10% thereon of the bid price payable by the Purchaser on the fall of the hammer

Terms and Conditions
If you are the successful bidder, the following is applicable:
• 30 Day Guarantee Period from confirmation of sale by the Seller
• Possession & occupation of property on registration
• Electrical (including electric fencing), woodborer and gas compliance for the Purchaser’s account, if applicable

Banking Details
Ian Wyles Auctioneers and Appraisers (PTY) LTD - (EAAB Approved Trust Account)
Account Number – 40-9642-2381
Branch Name – Absa Bank Durban North
Swift Code – ABSA ZA JJ
Branch Code – 632005
Reference: Use Name and Property Address
INFORMATION
SECTION NO.58 WOODRIDGE
176 BLAMEY ROAD, MONTCLAIR

General

Property Address
Section no.58 Woodridge, 176 Blamey Road, Montclair, Durban South, KwaZulu Natal

Title Deed Information

Title Deed Number
ST42067/2011

Title Deed Description
Sect 58 of plan 586/2008 known as Woodridge, Situated at RE of Erf 802 Sea View, Ethekwini, KwaZulu Natal

Extent
58 m²

Zoning
Residential

Locality

Montclair is a residential suburb located in Durban South and it lies west of Clairwood and north of Woodlands. It is within easy access to the major traffic routes and local schools. Southway Mall is a mere 10 mins drive away from the development.

General Comments

The subject property is in fair condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests of inspections of the service installations.

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Property Description:

2 BEDROOM GROUND FLOOR UNIT FOR SALE IN WOODRIDGE ESTATE

Woodridge is a secure estate in the suburb of Montclair. The estate has a convenience store, a laundromat and a fully registered creche. There are 2 enclosed swimming pools with a club house, change rooms, braai facilities, plenty of visitors parking and the estate entrance is controlled by electronic access and is manned by 24hrs security on site.

This ground floor apartment features 2 bedrooms with built-in cupboards, 1 bathroom, an open plan fitted kitchen and lounge as well as a single carport which is allocated to the occupants of this unit.

Expenses

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<tr>
<td>Monthly Rates</td>
<td>± R 500.00 (Estimated)</td>
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<tr>
<td>Monthly Levies</td>
<td>± R 1200.00 (Estimated)</td>
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Value Added TAX

The Seller is not a VAT vendor. Transfer duty applies (if applicable).

Lease / Occupancy

The property is currently occupied by a family member.
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