

ON-LINE "ZOOM" & LIVE AUCTION

SECTIONAL TITLE FLAT



**SECTION 23, DOOR 83, WEDGE GATE
90 DIAKONIA AVE, DURBAN CBD**

TUESDAY, 30 NOVEMBER 2021 @ 11:00 AM

VENUE: THE OYSTER BOX - 2 LIGHTHOUSE ROAD, UMHLANGA ROCKS, KWAZULU-NATAL

CRAIG WOOD: 083 799 4403

031 579 4403 | WWW.IANWYLES.CO.ZA

Viewing by Appointment only

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 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

Property Summary

Locality Maps

Pictures

Additional Information

Auction Information

Deposit 5% of bid price payable by The Purchaser on the fall of the hammer

Commission 10% plus VAT 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:

- **45 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

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 other wise of IAN WYLES AUCTIONEERS or the Sellers or any other person

General

Property Address 90 Diakonia Avenue, Durban, Kwazulu Natal

Title Deed Information

Title Deed Number ST33635/2017

Title Deed Description Sect 23 of plan 197/1983, known as Wedgegate, Situated at Ptn 1, Erf 10803 Durban

Extent 58 m²

Locality

The subject Flat is centrally located within Durban CBD and is in close proximity to all amenities.

General Comments

The property is in fair condition. Please note that we have not arranged for tests or inspections of the service installations.

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Property Description

The subject Studio Flat comprises:

- ✓ Kitchen
 - ✓ 1 x Bedroom
 - ✓ 1 x Bathroom
 - ✓ Secure Building
-

Expenses

Monthly Rates : ± R 327.58 (Estimated)

Value Added TAX

The Seller is not a VAT vendor. Transfer duty applies.

Lease/ Occupancy

The subject property is tenanted.

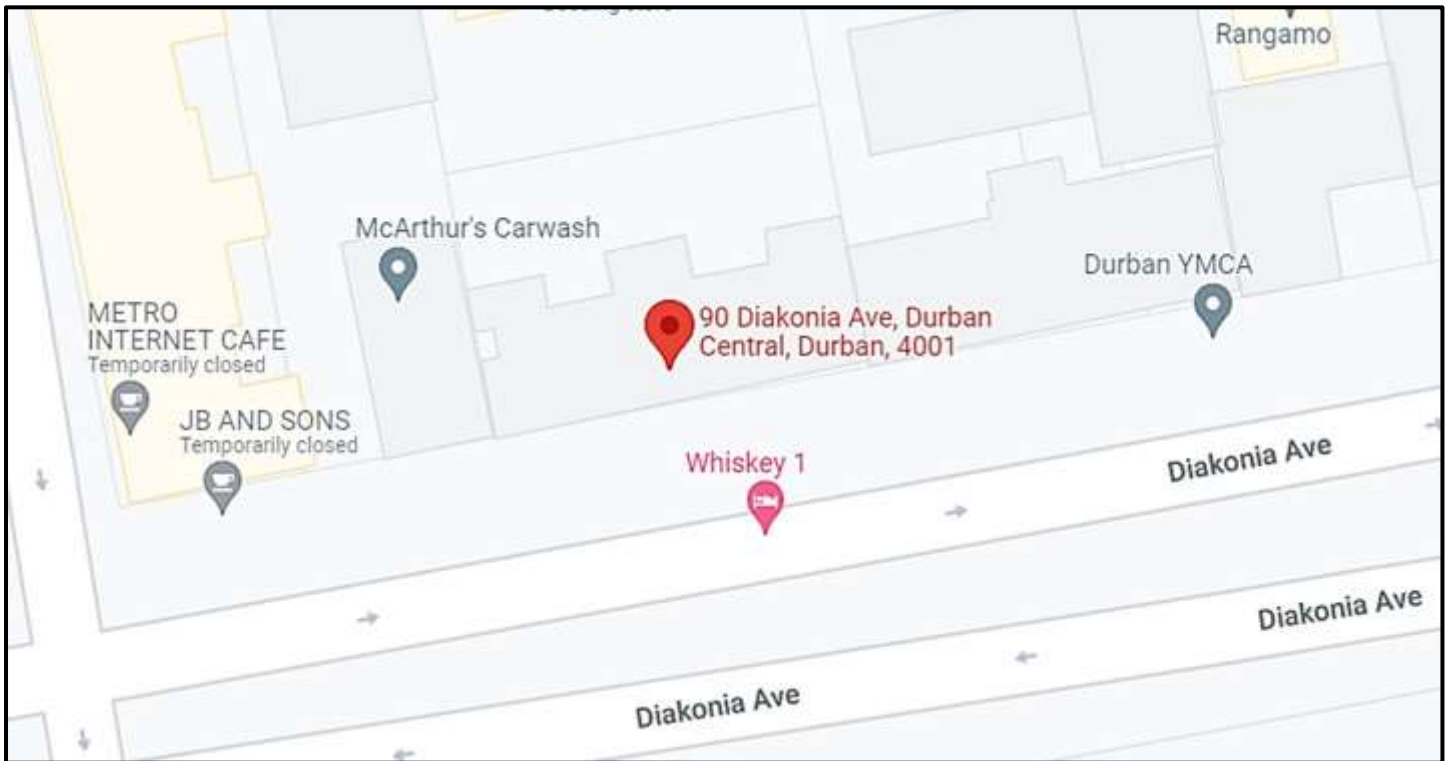
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