

ON-LINE "ZOOM" & LIVE AUCTION

SECTIONAL TITLE UNIT



UNIT 29 PARK LANE II
1 PARK DRIVE, UMHLANGA ROCKS

WEDNESDAY, 26 APRIL 2023 @ 11:00 AM

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

ROBERT SNYMAN: 0698 676 595 | 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

Unit 29 Park Lane II
1 Park Drive, Umhlanga Rocks

Title Deed Information

Title Deed Number

ST3238/1992

Title Deed Description

Sect 29 of plan 143/1983 known as "Park Lane II"
Situated at Ptn 9, Erf 389 Umhlanga Rocks
Kwazulu-Natal

Extent

91 m²

Locality

The subject Property is centrally located within Umhlanga Rocks, in close proximity to all local amenities and within walking distance to Umhlanga's Main Beach, with easy access to the M4 Freeway.

General Comments

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

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

Property Description

This duplex Town House is part of a small well maintained complex, fully walled with electric fence, comprising:

- ✓ Fitted Kitchen with Pantry
- ✓ Open Plan Lounge / Dining Area
- ✓ 2 Bedrooms
- ✓ 2 Bathrooms
- ✓ Private Patio with small garden
- ✓ Single Garage
- ✓ Safe and Secure Complex
- ✓ Walking distance to the Beach and local amenities

Expenses

Monthly Rates : ± R 1 570.00 (Estimated)

Monthly Levy : ± R 2 310.00 (Estimated)

Value Added TAX

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

Lease/ Occupancy

The Property is vacant, no lease.

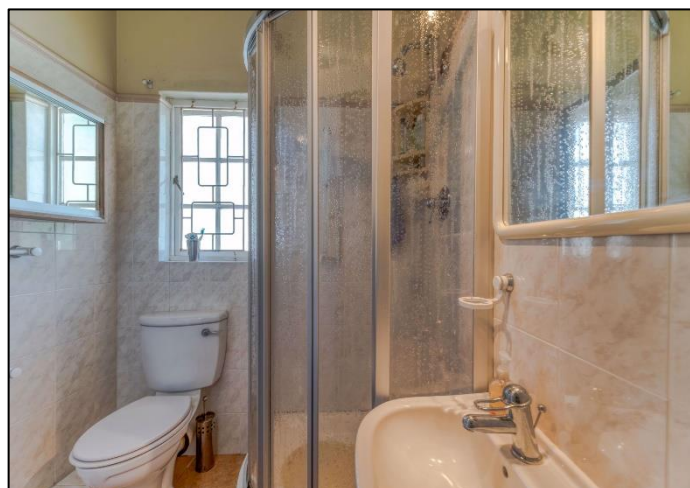
Disclaimer

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



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



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

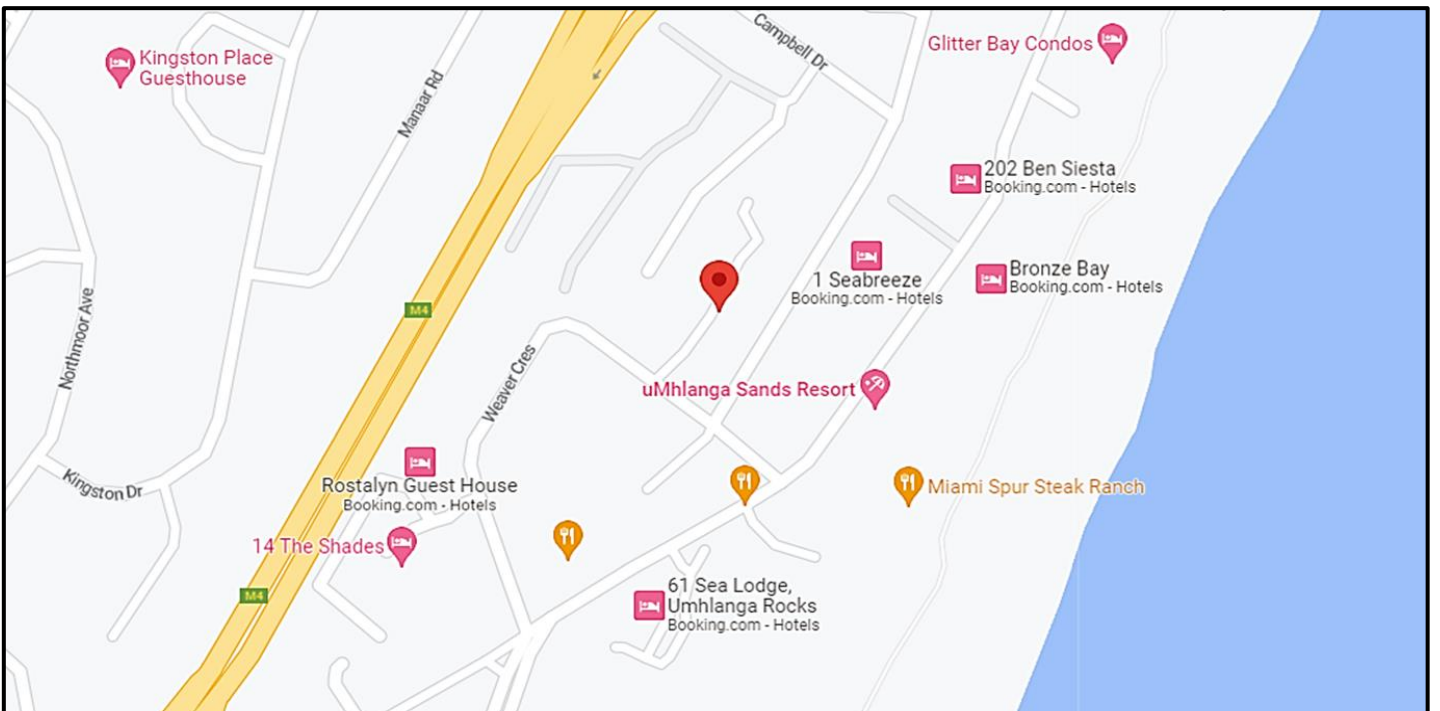


Disclaimer

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

AERIAL

UNIT 29 PARK LANE II, UMHLANGA



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