



ian wyles

AUCTIONEERS & APPRAISERS

Exceptional Service from Exceptional People

SHAREBLOCK

29 JULY 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks
KwaZulu-Natal

Live on ZOOM



NAA National
Auctioneer Association

By Appointment

RIDHWAAN

RASOOL

082 933 7860

031 579 4403

www.ianwyles.co.za

**2 MOUNT BATTEN FLATS, GARAGE
22, 314 MUSGRAVE ROAD, DURBAN.**

AUCTION

AUCTION TERMS & CONDITIONS

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property is on Registration of Transfer
- Electrical, Entomologist, and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable
- 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 40 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are exclusive of Commission + VAT.
- Ian Wyles Auctioneers may bid up to the reserve on behalf of the sellers.
- The above is subject to change without prior notification. Auctioneer: Ian Wyles

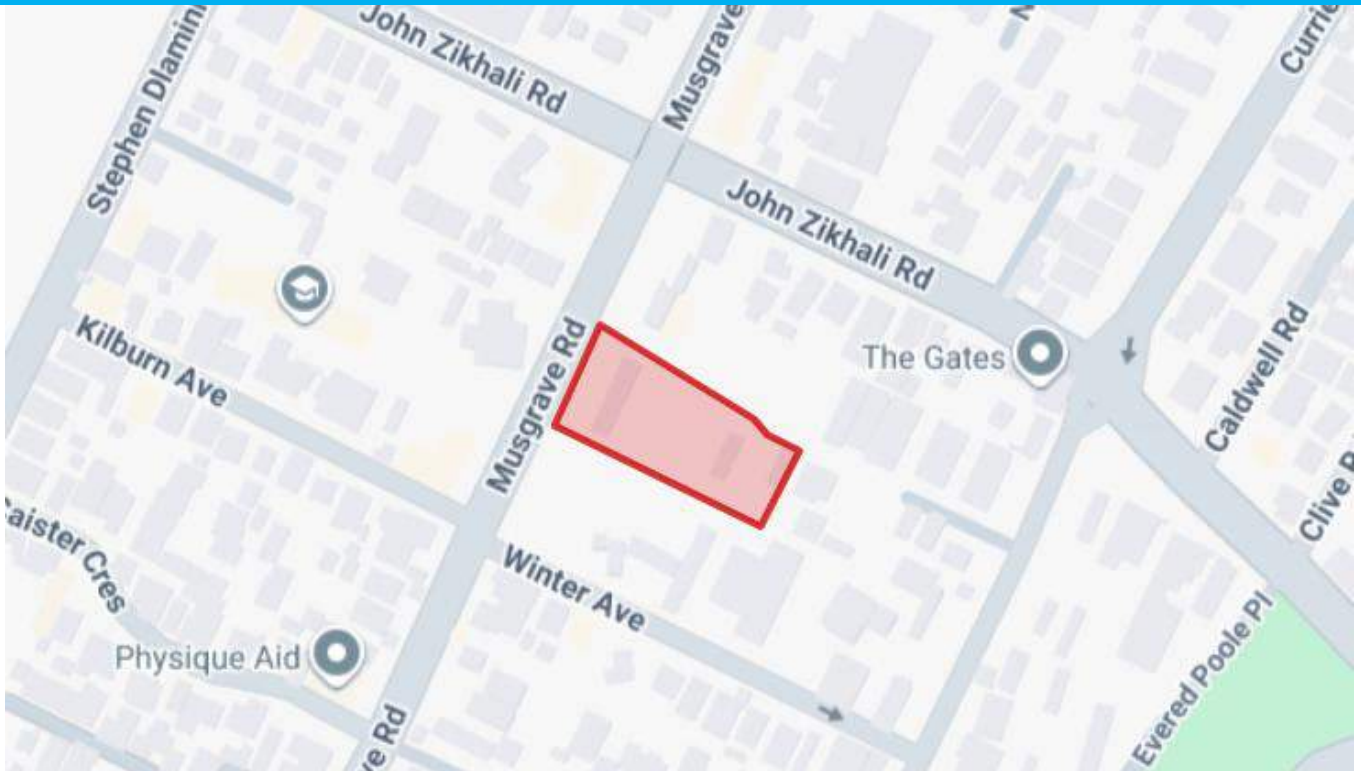
BANKING DETAILS

Name of Bank:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your 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 otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.

PROPERTY LOCALITY



Musgrave is one of Durban's most established and sought-after suburbs, located on the Berea ridge approximately 3 km from the Durban CBD. The suburb is renowned for its tree-lined streets, attractive mix of heritage homes and modern apartment developments, and excellent access to commercial, educational, and medical facilities.

The property enjoys a central location with convenient access to major transport routes including the N3, M13 and M4, making travel to Durban CBD, Umhlanga, Westville and King Shaka International Airport straightforward.

The suburb is conveniently positioned just a few kilometres from Durban's CBD and the beachfront, with easy access to major transport routes including the N3 and M4, making commuting simple and efficient.

PROPERTY INFORMATION

General Property Address	2 Mountbatten flats, Garage 22, Musgrave, KwaZulu-Natal.
Title Deed Information	
Title Deed Description	Erf 2203, Durban, eThekweni, KwaZulu-Natal.
Extent	TBA
Title Deed Number	T8273/1950
Municipal Information Zoning	Residential (Shareblock)
Levies	R 2465.00
Rates/Water/DSTV/Internet/Sewerage	R 2770.00
Lease/ Occupancy	The Property is currently occupied by a tenant.
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.
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 or inspections of the service installations.

ADDITIONAL INFORMATION

Situated in the highly sought-after Musgrave area, this well-maintained shareblock apartment offers comfortable living in a secure and well-managed complex.

The unit comprises two spacious bedrooms, a fitted kitchen, a bathroom with a separate toilet, and a functional layout designed for everyday convenience. Residents enjoy strict access-controlled security, providing peace of mind in a neat and well-kept environment.

The property also includes a single lock-up garage and is ideally located close to shopping centres, schools, hospitals, restaurants, and major transport routes, making it an excellent opportunity for both owner-occupiers and investors.

Key Features:

- 2 Bedrooms
- Fitted kitchen
- Bathroom with separate toilet
- Single lock-up garage
- Well-managed share block complex
- Strict access-controlled security
- Prime Musgrave Road location

Close to all major amenities and transport routes.



GALLERY





