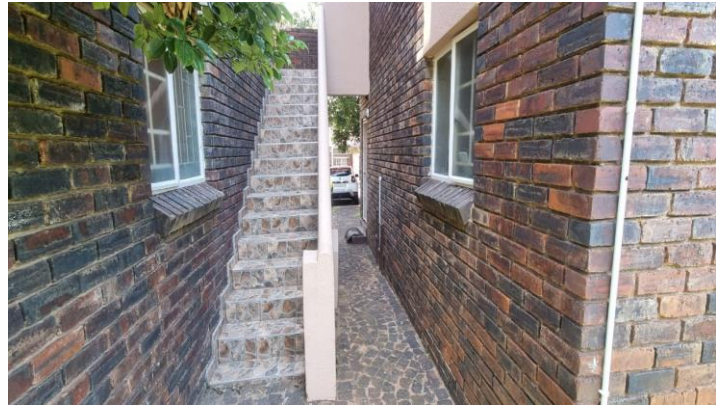


ON AUCTION



±81 m² One Bedroom Apartment Eden View, Allen Grove, Kempton Park

PRIVATE INSTRUCTION

Property Information

Registered Details:	SS EDEN VIEW SCHEME NO 740 UNIT 33
Suburb & City:	Allen Grove, Kempton Park
Property Type:	Sectional Title (Apartment)
Zoning:	Residential
Erf Size:	±81SQM
Rates & Taxes:	± R 940.00 per month
Other:	Levy: ± R 1 700.00 per month Electricity: TBC Water: TBC

- Property Size: 81 m²
- 1 Bedroom, 1 Bathroom Flat with balcony

HOUSE IMPROVEMENTS

- Sitting Area /Lounge
- 1 x Bathroom
- 1 x Kitchen
- 1 x Bedroom

NOTES REGARDING THE HOUSE

- Sitting Room / Lounge are upstairs

OUTSIDE IMPROVEMENT

- Balcony

STRUCTURE AND OTHER CONDITION

- Few cracks on walls are visible

Auction Information & Rules

AUCTION **ONLINE ONLY**

Tuesday 8 April 2025 12:00

Unit 33 Eden View Allen Grove Kempton Park

<https://maps.app.goo.gl/k3VeMrfYw8EbE2S36> Jacques 082 903 5453
Jaco 084 410 7000

Viewing by Appointment

<https://www.saauctiongroup.co.za/Auctions/3902/sectional-title-property-online-auction->

Registrations: Bidders can register prior to the auction or on auction day. A copy of you ID and proof of address for FICA compliance is required. The property is sold "Voetstoots". The auction is not subject to finance, unless pre-approved.

Deposit: 15% deposit payable on the highest bid

Confirmation period: 7 Business days

Buyer's commission: 6% + VAT

Guarantees period: Balance of the purchase price payable within 45 days after confirmation of sale

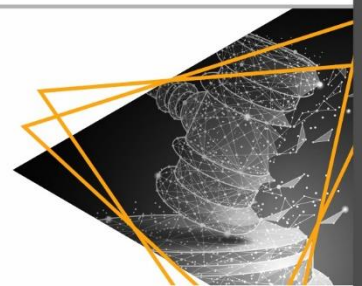
VAT / Transfer duties: Transfer Duty Applies

Areas on accounts: (Rates & Taxes) For the account of the Seller

Electrical (COC): For the account of the Purchaser



ADMIN OFFICE TEL: 079 339 5915
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