



PROPERTY INFORMATION PACK

2 BEDROOM FLAT FOR INVESTMENT IN FLORIDA

-  : 28 AUGUST 2019 @11H00
-  : SS MAN-DE-LE, UNIT 26
1 IVAN STREET, FLORIDA
-  : GERARD HARDING
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NOTICE TO BUYERS & DISCLAIMER

IMMOVABLE PROPERTY

NOTICE TO BUYERS

Registration Fee	:	Not Applicable
Confirmation Period	:	21 days confirmation period by the seller
Deposit on Purchase Price	:	10% payable by electronic transfer (EFT)
Guarantees on Balance	:	30 days from date of acceptance
Buyer's Commission	:	Not Applicable
Outstanding Rates and Taxes, & Levies	:	PURCHASER is liable for all outstanding rates and taxes, & levies

Bidders must adhere to FICA requirements on registration. No cash will be accepted at the auction. No exceptions.

DISCLAIMER

The details provided in this document have been gathered from various sources and are supplied in good faith. Therefore, Tirhani Auctioneers does not guarantee the correctness of the information as it is for reference purposes only.

AUCTIONEER : **Gerard Harding**

Rules of Auction and Offer to Purchase are available at www.tirhani.co.za

PROPERTY DETAILS

REGISTERED ADDRESS	:	Sect 26 Of Plan 50/1986, Known as Man-De-Le Situated at Re of Erf 159 Florida, City of Johannesburg, Gauteng
BETTER KNOWN AS	:	Ss Man-De-Le, Unit 26, 1 Ivan Street, Florida
UNIT NUMBER	:	26
UNIT SIZE	:	100m ²
TITLE DEED NUMBER	:	ST61110/2006
OWNERSHIP TYPE	:	Sectional Title
ZONING	:	Residential
GPS COORDINATES	:	-26.176101, 27.907432
ESTIMATED MONTHLY RATES AND TAXES	:	R600.00
ESTIMATED MONTHLY LEVIES	:	R862.00
MONTHLY CSOS LEVY	:	R7.24



PROPERTY DESCRIPTION

2 BEDROOM FLAT FOR INVESTMENT IN FLORIDA

Interior Features








2 Bedrooms
1 Bathroom
Kitchen with dining space
Big Lounge

Additional Features

Spacious Built-in Cupboards in both bedrooms

GENERAL INFORMATION

The property is situated in an established residential area in Florida, within easy distance to most local amenities and main arterial routes as represented in the table below:

Amenity	Type	Distance (km)
 Sasol - Hennopspark	FillingStation	0.43 km
 Dik Service Station	FillingStation	0.60 km
Engen Halls Of Florida	FillingStation	0.66 km
Fauchard Clinic	Hospital/Clinic	1.55 km
 Mayo Day Clinic	Hospital/Clinic	3.14 km
Doctors Dubisson Brunette Kramer Incorporated	Hospital/Clinic	3.19 km
Police Saps - Detective Services - Florida	PoliceStation	0.49 km
 SAPS - Florida	PoliceStation	0.82 km
Police Saps - Maraisburg	PoliceStation	2.94 km
Florida Primary School	PrimarySchool	0.99 km
 Boy Scouts of Sa Training Centre	School	0.66 km
Victory House Private School	SecondarySchool	0.98 km
Florida Square	ShoppingCentre	0.46 km
 Florida Arcade	ShoppingCentre	0.48 km
Constantia Centre	ShoppingCentre	0.78 km
UNISA - Florida Campus	TertiaryInstitution	2.21 km
 Florida College	TertiaryInstitution	3.23 km
Life Healthcare Learning	TertiaryInstitution	3.65 km

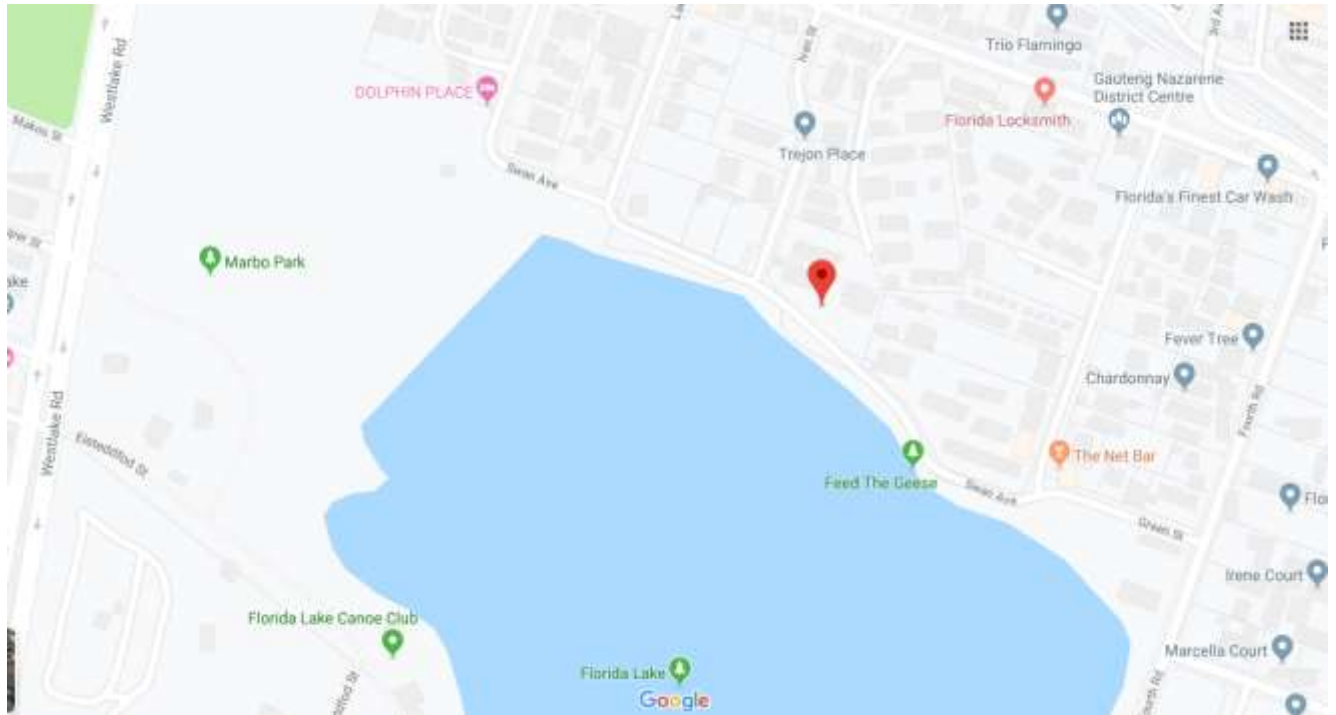
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PROPERTY PHOTOGRAPHS



MAPS

LOCATION MAP



Driving Directions

FROM M1

Follow M1 to Francois Oberholzer Fwy/M2 in Selby, Johannesburg. Take exit 10C from M1 Take Main Reef Rd/R41 to Swan Ave in Florida, Roodepoort.

FROM N1

Follow N1 Western Bypass to 14th Ave in Randburg. Take exit 80 from N1 Western Bypass take William Nicol Dr, Barry Hertzog Dr and 3rd Ave to Swan Ave in Florida, Roodepoort.

AERIAL MAP

