

INFORMATION PACK

FOR

2 BED APARTMENT MODERN & SECURE

204 GLENHURST, 6 THE CRESENT STR, EDLEEN, KEMPTON PARK



ON SITE AUCTION – Thursday, 7 December 2023 @ 11h00
Pieter Beukes 082 5757 302 | pbeukes@bideasy.co.za
www.bideasy.co.za

Property Information

Title Deed Information –

SS GLENHURTS (430/1993), UNIT 12, EDLEEN, GAUTENG - IR

Known As: 12 GLENHURST, DOOR 204, 6 THE CRESENT STR, EDLEEN, KEMPTON PARK

Title Deed: ST33785/1998

Extent: 97m²

Local Authority: EKURHULENI METROPOLITAN MUNICIPALITY

Registration Division: IR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Property Description

Glenhurst complex is nestled in a prime location in Edleen Kempton Park. This apartment offers comfortable and secure living while being close to all necessary amenities such as grocery stores, schools, public transportation, the airport, and major routes.

Kempton Park is a prime investment and growth area and boasts fantastic schools, leading hospitals, excellent doctors, golf courses, sports clubs, and shopping malls.

This well-designed apartment has a spacious living/dining area with ample space and plenty of natural light. The modern kitchen has been revamped and has beautiful finishes with enough space for appliances and ample counter and storage space.

The two generously sized bedrooms have built-in closets and share a bathroom with a bath and a separate toilet. There is an additional room which is perfect for a study or 3rd bedroom that leads to the private balcony.

This apartment has 1 covered parking, and the complex has 24/7 security measures in place to ensure your safety.

The well-maintained complex has 24 units with beautiful gardens and boasts a fenced-off communal pool and braai area.

This apartment is ideal for young families, first-time homeowners, or elderly couples who would benefit from being close to amenities and public transport. It is an excellent investment opportunity.

The unit consists of:

Apartment Features:

- 2 Bedroom
- 1.5 Bathroom
- Modern Kitchen
- Living / Dining Area
- Study / 3rd Bedroom
- Pre-Paid Electricity
- 1 x Covered Parking

Complex Facilities:

- Wheelchair Friendly
- Security Cameras
- Secure Pool (Fenced-Off)
- Braai Area

Rates & Taxes: ± R567.30 p/m / **Levies:** ±R 1,656.83 p/m

Photos







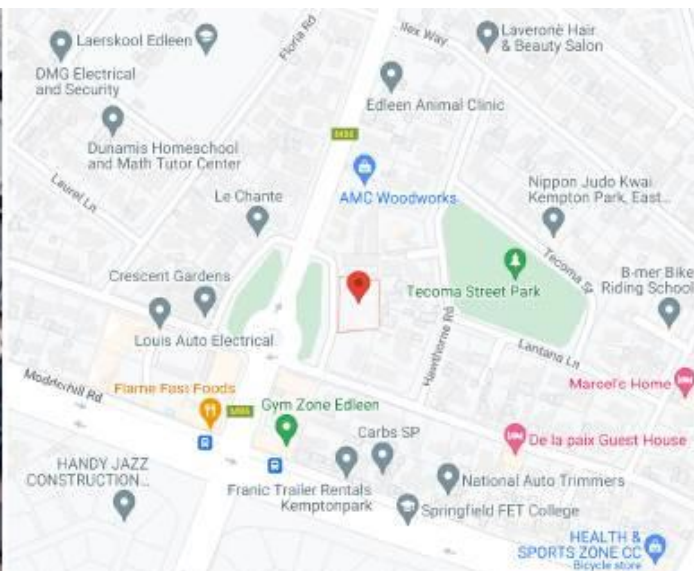
Photos – Communal Area



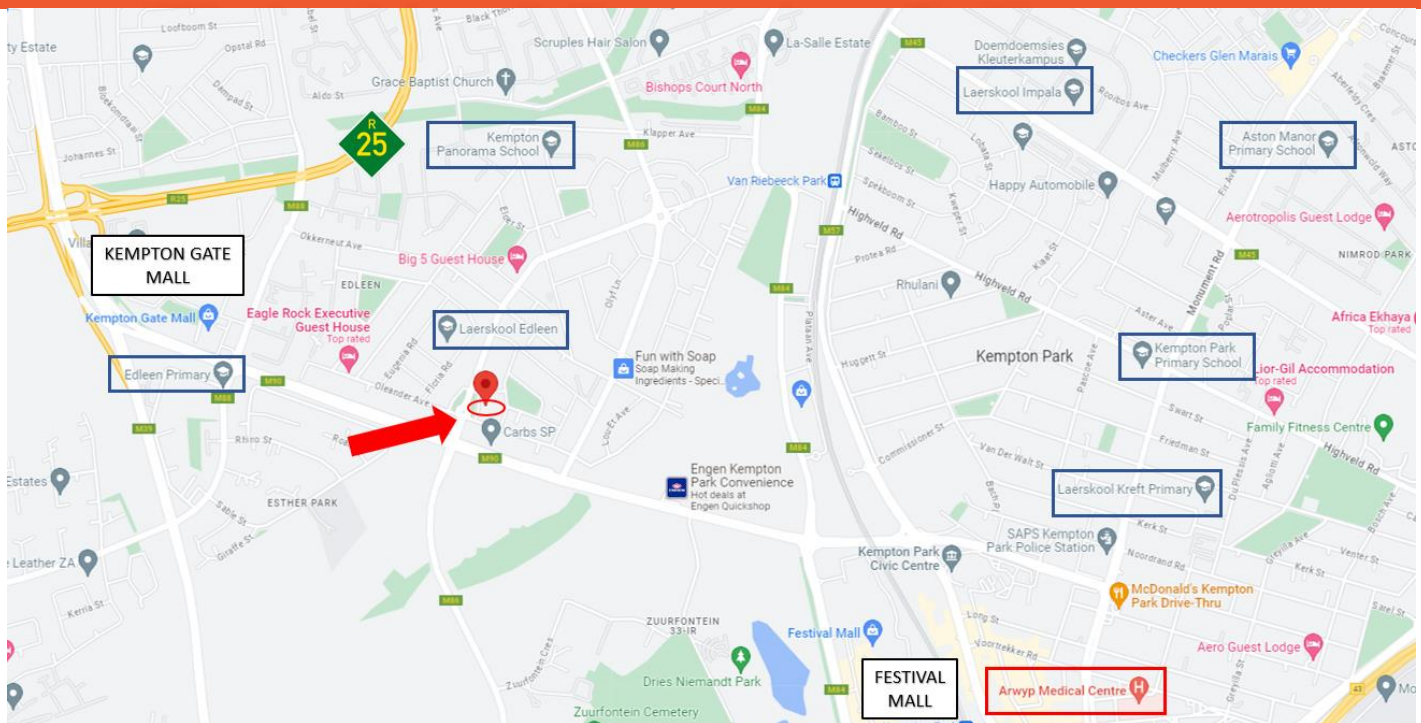
Aerial



Map



GPS Co-Ordinates 26°05'45.9"S 28°12'28.3"E
-26.096074, 28.207861



Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.
 Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.
 5% Deposit payable on the fall of the hammer.
 10% Commission, + VAT on Commission, payable on the fall of the hammer.
 45 Days for Guarantees.
 7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.