



**VENDITOR**

AUCTIONEERS



**INSOLVENT ESTATE | 1 BED  
APARTMENT**

**UNIT 22 (DOOR 14) LEMNOS CENTRE | 2  
ADAM TAS STREET | VANDERBIJLPARK  
SOUTH EAST NO 1 GAUTENG**

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### **Disclaimer:**

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**LIGHTSTONE REPORT**

## Property Details SECTIONAL TITLE

**2 Adam Tas Street, Vanderbijl Park South East No 1, Gauteng**

Sectional Title: SS LEMNOS CENTRE (281/1991)

Suburb: Vanderbijl Park SE 1

**LEGAL**

Sect 22 of plan 281/1991

known as "LEMNOS CENTRE"

Situated at Erf 437

Town: "VANDERBIJL PARK SOUTH EAST NO 1"

Mun: "EMFULeni LOCAL MUNICIPALITY"

Province: "GAUTENG"

[Google maps](#) | [Street View](#)

**UNIT SIZE (REGISTERED)**

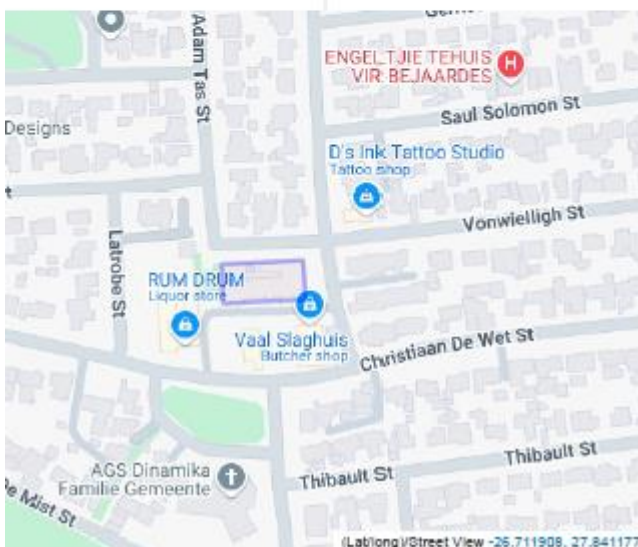
74 m<sup>2</sup>

**MOTHER ERF**

1977 m<sup>2</sup>

**LAST SALES DATE**

2021/02/23



### Amenities



**FILLING STATION**

**0.48 km**  
TotalEnergies Wilcor Motors

**0.63 km**  
Elonei Filling Station

**1 km**  
Westinghouse Service Station



**POLICE STATION**

**1.63 km**  
South African Police Service Vanderbijlpark Police Station

**2.48 km**  
Cpf Sector 3 Vanderbijlpark

**4.02 km**  
South African Police Service Sharpeville Police Station



**BUS STATION**

No bus stations in the proximity



**SHOPPING CENTRE**

**0.06 km**  
Convenience Centre

**0.58 km**  
The Palms Shopping Mall

**0.62 km**  
Overvaal Shopping Centre



**HOSPITAL/CLINIC**

**0.87 km**  
Mediclinic Emfuleni

**1.03 km**  
Dr DI Brown

**1.03 km**  
Dr M Van Zyl



**EDUCATION**

**0.39 km**  
Tjokkerland 2 Nursery School

**0.44 km**  
Prestigious Auret Secondary School

**0.53 km**  
Prestigious Aureate High School



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

### Spacious and Sunny 1 Bed apartment

This spacious and sunny 1 bedroom apartment situated in Lemnos Centre on the 3<sup>rd</sup> Floor is up for grabs.

You will feel right at home the moment you step into the entrance hall of this sunny apartment. Tiled throughout with a spacious bedroom with built in cupboards. Kitchen with undercounter electric stove and extractor fan, built in cupboards including space for a microwave and space for a single door fridge.

The bathroom is fitted with a single vanity, toilet and bath.

The lounge/dining room is spacious with a door leading out onto a small balcony with slate floor tiles.

Perfectly situated less than a kilometre away from the Mediclinic as well as Nursery schools and secondary/high schools and two shopping malls, this is a good investment opportunity or starter home but requires TLC.

Sadly waiting its new owner.

Serious seller considering all offers

**Unit size:** 74 m<sup>2</sup>

**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.**

**Any offers received will be submitted to the sellers for possible consideration**

The background is black with several large, abstract geometric shapes. A dark gray shape on the left side is a parallelogram-like shape with a rounded top-left corner, slanted downwards from left to right. A red shape on the right side is a parallelogram-like shape with a rounded top-right corner, slanted downwards from right to left. At the bottom, there are more dark gray shapes, including a large inverted triangle and a smaller triangle to its left, and a red shape on the far right that is a parallelogram-like shape with a rounded top-right corner, slanted downwards from right to left.

# TERMS & CONDITIONS



- 10% Deposit payable upon signing of the agreement.
- The Seller is Not VAT registered.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots, “as is”.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

**KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:**

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15695

Proof of payment: [karen@venditor.co.za](mailto:karen@venditor.co.za)





# VENDITOR

AUCTIONEERS



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