



**VENDOR**  
AUCTIONEERS



**DIVORCE ESTATE**

**MODERN 3-BED APARTMENT**

**UNIT 23 MARJORAM BOULEVARD  
220 WILROUX STREET, ANNILIN  
PRETORIA**

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### **Disclaimer:**

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) 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 or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.



# LIGHTSTONE REPORT

# V VENDOR AUCTIONEERS

## Property Details

## SECTIONAL TITLE

### Annlin Ext 152, Gauteng

Sectional Title: SS MARJORAM BOULEVARD (193/2020)

Unit: 23

Suburb: Annlin

#### LEGAL

Sect 23 of plan 193/2020

known as "MARJORAM BOULEVARD"

Situated at Erf 2062

Township: "ANNLIN EXT 152"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-25.673608 28.208215](#)

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

UNIT SIZE (REGISTERED)

95 m<sup>2</sup>

MOTHER ERF

14339 m<sup>2</sup>

LAST SALES DATE

2019/11/15



## Amenities



### FILLING STATION

- 0.66 km Quick Stop Zambesi
- 1.11 km Zambezi Motors.
- 1.19 km Wongar Motors



### POLICE STATION

- 1.09 km Metro Police Regional Office
- 3.07 km National Intervention Unit
- 3.08 km South African Police Service Intervention Unit



### BUS STATION

No bus stations in the proximity



### SHOPPING CENTRE

- 0.62 km Costa Do Sol Shopping Centre
- 1.12 km Sinoville Shopping Centre
- 1.22 km Zambezi Shopping Centre



### HOSPITAL/CLINIC

- 0.89 km Dr A Green
- 0.92 km Dr De Kock Lourentia
- 1.9 km Nirvana Medical Centre And Day Spa



### EDUCATION

- 0.83 km iDrop Box Zambezi Rd
- 0.88 km Snoetjies En Sproetjies Kleuterskool
- 1 km Tiny Feet



## PROPERTY DETAILS

## PROPERTY DESCRIPTION

The subject Sectional Title Residence is situated in Marjoram Blvd Gated Complex, within Annlin, a suburb in Pretoria, and in close proximity to Shopping Centres and local amenities.

This Unit is Spacious, Modern and perfectly located, comprising:

- Fitted Kitchen with Gas Stove
- Lounge / Dining Area
- 3-Beds (Mes)
- Family Bathroom
- 2 Carports
- Kids Play Area
- 24-Hr Security

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**Extent:** 92m<sup>2</sup>

**Monthly Rates:** ± R 890.00 (Estimated)

**Monthly Levies:** ± R 1600.00 (Estimated)

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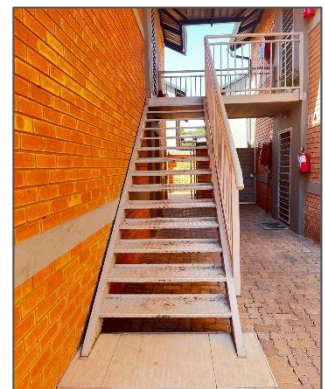
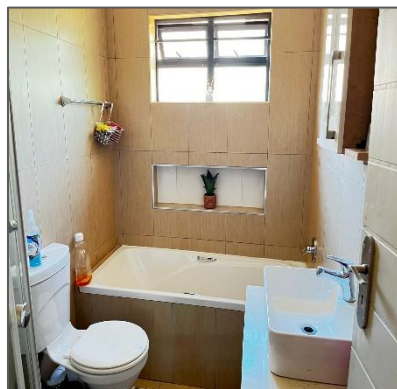
**PROPERTY PHOTOS**





# VA VENDOR

## AUCTIONEERS







## TERMS & CONDITIONS

- 10% Deposit of the purchase price, and 7.5 % Commission plus VAT on Commission payable on signing of the Conditions of Sale
- The Offer is subject to Confirmation by 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.

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

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16034NDB | Your Name

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



# VENDITOR

## AUCTIONEERS



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Queenswood, Pretoria



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