



**VENDITOR**  
AUCTIONEERS



**1 BEDROOM UNIT**  
**CELERY STREET**  
**ANNLIN**



# VENDITOR AUCTIONEERS

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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.**



**PROPERTY DETAILS**

### PROPERTY DESCRIPTION

#### Property Details:

Newley renovated 1 Bedroom ground-floor Townhouse with big garden for sale in Annlin area near Lavender Road.

Situated in a secure security complex, this unit offers a spacious private garden and is ideal for an investment property or for first-time buyers.

The entire flat was renovated approximately 3 years ago and is in excellent condition, featuring a neat and modern kitchen.

#### Property Features:

- 1 Bedroom with Aircon
- 1 Bathroom
- Spacious living room
- Neat kitchen
- Large private garden
- Built-In braai with small patio
- Covered parking
- Prepaid electricity
- Low levies (Garden services and Water included)
- Secure complex with electric fence and camera system

Size: 72m<sup>2</sup>

#### Location:

Located near major amenities and shops, the property offers convenience while maintaining a private, family-friendly environment.

**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**



# TERMS AND CONDITIONS



# VENDITOR

## A U C T I O N E E R S

- 10% Deposit upon signing of the agreement.
- It is unclear whether the Seller registered for VAT.
- 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: 16177LJ

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



# VENDITOR

## AUCTIONEERS



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