



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**BACHELOR APARTMENT
WITH A LOCK-UP GARAGE**

**UNIT 8, SPEY MEWS
20 SPEY DRIVE, THREE RIVERS
GAUTENG**

The logo features a large, stylized red 'V' with a smaller red 'A' nested within its upper right arm.

VENDITOR

A U C T I O N E E R S

INDEX

Lightstone Report	4
Property Details	6
Property Photos	8
Terms & Conditions	10

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 of errors or omissions in the information provided, whether due to negligence or otherwise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

LIGHTSTONE REPORT

Amenities

 FILLING STATION 1.21 km Voorspoed Motors 1.32 km Four Way Motors 1.49 km TotalEnergies Energies Truck Stop	 BUS STATION No bus stations in the proximity	 HOSPITAL/CLINIC 1.72 km Serenity Health & Skin Clinic 1.88 km An-Mar Kliniek
 POLICE STATION No police stations in the proximity	 SHOPPING CENTRE 1.61 km Suikerbos Shopping Centre 1.82 km Roadri Centre 1.92 km River Square Shopping Mall	 EDUCATION 0.09 km Three Rivers Learning Academy 0.84 km Angels Palace Day Care Center 0.71 km Riverside High School



PROPERTY DETAILS

PROPERTY DESCRIPTION

Whether you are a first-time buyer, looking to downsize, or searching for an investment opportunity, this unit offers excellent value in the popular Three Rivers area, with easy access to shopping centres, schools and other essential amenities.

Comfortable Bachelor Unit in Spey Mews, Three Rivers

Situated on the first floor of the well-established Spey Mews Complex, this Bachelor unit offers comfortable, low-maintenance living in a convenient location.

The Unit features:

- Fitted Kitchen with built-in cupboards and a gas stove
 - Spacious open-plan living and sleeping area
 - Bathroom fitted with a bath/shower combination, toilet and basin
 - Private Balcony
 - Single lock-up garage
- The property is generally in fair condition but exhibits signs of normal wear and tear, together with deferred maintenance. While the unit is considered habitable, routine maintenance and cosmetic repairs are required to restore it to an optimal condition.

Monthly Rates: ± R 620.00 (Estimated)

Monthly Levies: ± R 1 258.35 (Estimated)

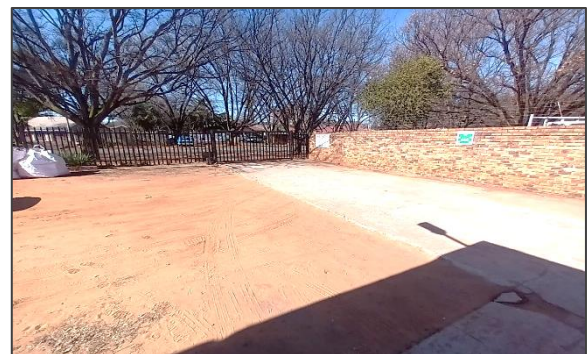
Utilities: Water & Electricity billed monthly by the Body Corporate



PROPERTY PHOTOS

VA VENDOR

AUCTIONEERS





TERMS AND CONDITIONS

VENDOR AUCTIONEERS

- 10% Deposit is payable upon signing of the agreement
- The Seller is Not VAT Registered. Transfer Duty Applies.
- 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: 16208NDB | Your name

Proof of payment: natasha@venditor.co.za



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