



**VENDITOR**

AUCTIONEERS



**2 Bedroom Apartment**

**Unit 406 Emota**

**311 Frederick Street | Pretoria West**



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**LIGHTSTONE REPORT**

## Property Details SECTIONAL TITLE

### 311 Frederick Street, Pretoria, Gauteng

Sectional Title: SS EMOTA (311/1995)

Suburb: Pretoria West

LEGAL

Sect 24 of plan 311/1995

known as "EMOTA"

Situated at Ptn 1

Erf 1592

Town: "PRETORIA"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

UNIT SIZE (REGISTERED)

77 m<sup>2</sup>

MOTHER ERF

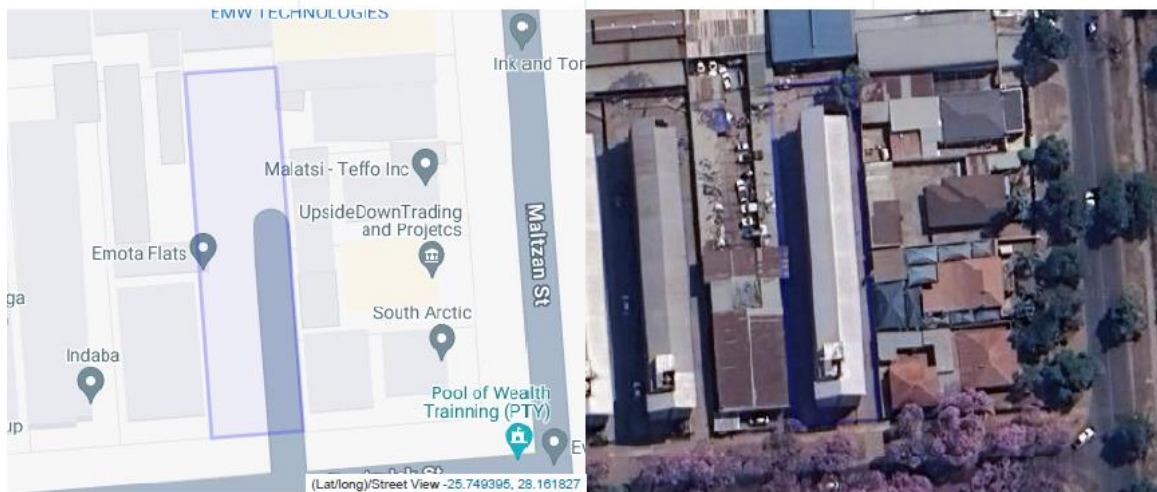
1431 m<sup>2</sup>

LAST SALES PRICE

R101 000

LAST SALES DATE

2005/01/13



## Amenities



FILLING STATION

0.39 km

TotalEnergies - Pilditch Motors

0.79 km

Talu Glass TotalEnergies Aluminium & Glass

0.9 km

De Wet Motors



POLICE STATION

0.08 km

Police South African Police Service - Human Resource Management - Pretoria Wes

0.37 km

South African Police Service - Pretoria West

0.91 km

Pretoria West Police Station



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.16 km

WE Nkomo Shopping Centre

0.6 km

Patterson Place Shopping Centre

0.68 km

Nedwest Shopping Centre



HOSPITAL/CLINIC

0.48 km

Weskoppies

0.69 km

Fishawellness Hospital

1.23 km

MediCross Pretoria West



EDUCATION

0.3 km

Burger Right Primary School

0.12 km

Queens Private School

0.72 km

De la Salle Holy Cross College



**PROPERTY DETAILS**



## PROPERTY DESCRIPTION

The property consists of the following:

- Open plan lounge and dining room fully tiled floors, and ceiling lights
- Kitchen fully tiled floors, ceiling lights, single-size sink, and built-in cupboards
- 2x Bedrooms with fully tiled floors, ceiling lights, and built-in cupboards
- 1x Bathroom fully tiled floors, ceiling lights, single wash basin, normal bath, and toilet
- The unit is secured with a security gate at the front door.

Land size: 77 m<sup>2</sup>

Rates: R193.68

Levies: R1 216.00



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 features several large, abstract geometric shapes. On the left, a dark gray shape descends from the top edge. On the right, a red shape descends from the top edge. At the bottom, there are more complex shapes, including a large dark gray one and a red one, along with smaller dark gray shapes. The text 'TERMS & CONDITIONS' is centered in the middle of the page.

**TERMS & CONDITIONS**



- 10% Deposit and Buyers Commission 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: 15506

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





# VENDITOR

AUCTIONEERS



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