

## BIDDERS INFORMATION PACK



40 ON OAK 202, 2 WHITELEY ROAD

### MELROSE ARCH - 2 BED, 2 BATH FULLY FURNISHED LUXURY SUITE

AUCTION DATE Tuesday, 25 August @ 14:00

REGISTRATION From 09:00

VENUE Online

VIEWING By appointment

**Gary Brower**

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**Mike Walters**

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# HOW TO BUY A PROPERTY ON AUCTION



## PROPERTY INFORMATION

<b>Office/Building Name:</b>	40 on Oak
<b>Number</b>	2
<b>Street Address:</b>	Whiteley Road
<b>Suburb:</b>	Melrose Arch
<b>City:</b>	Johannesburg
<b>Province:</b>	Gauteng
<b>Sector:</b>	Residential
<b>Sub Sector:</b>	Apartment
<b>Co-Ordinates:</b>	Latitude: -26 13 24 Longitude: 28 06 68
<b>GLA Size m2:</b>	125
<b>Title Deed</b>	ST69838/2013
<b>Erf Number</b>	Door 202 Unit 202 of 685 / 2012 SS 40 on OAK Melrose North



## PROPERTY DETAILS

### Property Specifications

Under-Roof / GLA Size	125 m <sup>2</sup>
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### Property Description

The apartment is in the 40 on Oak residential block located on the western side of the Melrose Arch development. Access is via electronic card for open parking and the pedestrian entrance on the ground floor West block. The apartment block has a lift and stairs, the unit is one of only two on the 2nd floor block, it comes with 2 basement parking bays and a storeroom.

As you enter the apartment there is a guest loo and full 2nd bathroom on your left and 2nd bedroom with queen size bed and built in cupboards on your right. The passage opens into the living area with modern fully fitted kitchen on the right and main bedroom on the left. The apartment is open and has lots of natural light with floor to ceiling doors and windows.

The main bedroom has full bathroom en suite with king size bed, two side tables, remote controlled TV revealed in the built-in cupboards. The apartment is tiled with modern finishes and matching designer furniture included in the sale. The area under roof is +-125m<sup>2</sup> under roof and well positioned in the block. Both the bedrooms have appropriately sized beds, side tables with lamps and linen.

The kitchen is fully equipped, not only with gas hob, and oven, but built in fridges, washing machine and dish washer. The dining room has a 6-seater glass table and matching chair set. The lounge has large couch, coffee table and comfy chairs. The curtains and blinds have been tailor made to suit the rest of the apartment décor.

Council rates are +-R3213.00, Sect. Title Levy is +-R5180.00.

### Features

- Green Star rated building in Billion-rand development with good access.
- Five stories vehicle (basement parking & storeroom) and pedestrian friendly environment in secure precinct
- Natural ventilation, double glazing on windows and central hot water system
- Secure mixed-use estate, pedestrian friendly multiple facilities, retail, hospitality



## AREA ASSESSMENT

### Area Description

The Melrose Arch mixed-use secure development located in Melrose. The development, which cost ZAR 800 million to build, began construction in 2007, with Phase One completed in November 2009. It contains 170,000 m<sup>2</sup> of office and retail space, in addition to residential space and 2 hotels.

The area is characterised by cobbled alleys, red brick buildings, and open-air cafés, and gives preference to pedestrians. Further development includes car dealerships, a Marriott hotel and numerous restaurants, cafes, deli's, and coffee shops. The retail area includes major retailers Truworths, Edgars, Woolworths, as well as the large Virgin Active Classic gym.

There are several offices in the floor above ground hosting financial services, medical and business suites within the secured precinct. It is also famously known to light up the city during the festive season in December. Not only having stunning light displays but they also offer family fun for all ages.



## PROPERTY MAPS

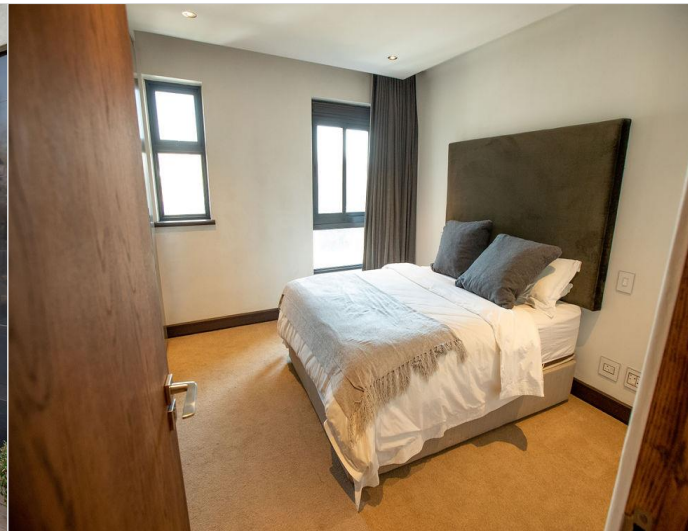
### Map



### Satellite



## PROPERTY PHOTOS



**PROPERTY PHOTOS**





**PROPERTY PHOTOS**



## CONTACT DETAILS

### AuctionInc

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### Property Broker

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