



PROPERTY INFO PACK

2/92A ST MARTINS ROAD, ST
MARTINS

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN
PERRY
RESIDENTIAL

OPEN HOME DATES

1.

Open Home One: Check Trademe for available times

2.

Open Home Two: Check Trademe for available times

3.

Open Home Three: Check Trademe for available times

4.

Open Home Four: Check Trademe for available times

PRIVATE VIEWINGS

***Private viewings available upon request

CONTACT DETAILS

P: 0274131640

E: MORGAN@OFFICEROAD.CO.NZ

W: MORGANPERRY.CO.NZ

W: OFFICEROAD.CO.NZ

W: MORGANPERRY.CO.NZ

OFFICE ROAD
REAL ESTATE



MORGAN
PERRY
RESIDENTIAL



2/92A ST MARTINS ROAD, ST MARTINS

POTENTIAL PLUS POSITION

FEATURES:



160m²



3



1



1



2

PROPERTY DETAILS:

Address: 2/92a St Martins Road, St Martins

Legal Description: Flat 2 DP 30713 & Double Garage

Deposited Plan 30713

Property Type: Unit

Sale by: Enquiries over \$649,999

Close To: Parks, 10 Mins from City Centre

PROPERTY DESCRIPTION:

Teeming with peace and potential, this spacious three bedroom unit is in sought after St Martins, a desirable location between the Cashmere Hills and city centre.

Encased in permanent materials and covering approximately 160m², the floor plan plays host to three double bedrooms with in-built wardrobes, which are accompanied by a family-sized bathroom, separate toilet, and a dedicated laundry room for everyday ease.

An open-plan kitchen, dining and living arrangement is an inviting centre which can conveniently be divided by a glass door when required. A sunroom is an advantage of the layout, presenting an alternative venue for relaxation. Comfort is supplied by a heat pump, with parking provided by a double garage and a large supplementary carport.

Situated down a long driveway and surrounded by well-manicured gardens, this property boasts established plantings, a good sized back lawn, and a vegetable garden, adding another layer of charm and practicality to the outdoor space.

This neighbourhood is a desirable choice for many, with its various local parks and amenities as well as Hillview Primary School, in zone for Cashmere High School, and being in close proximity to the Tannery, Port Hills and CBD.

This private unit offering will be attractive for entry-level buyers and investors, and interested parties should proceed quickly.

Download Property Files: <https://filefling.co.nz/property/2-92astmarti0>

View the 3D walkthrough, watch the property video, attend an open home or contact me for a private viewing today!

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz.

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





CERTIFICATE OF TITLE

**2/92A ST MARTINS ROAD, ST
MARTINS**

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN
PERRY
RESIDENTIAL



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier CB12F/558
Land Registration District Canterbury
Date Issued 02 May 1973

Prior References
CB3B/1067

Estate Fee Simple - 1/2 share
Area 1418 square metres more or less
Legal Description Part Lot 4 Deposited Plan 3365

Registered Owners
Ian Murray Smith as Executor

Estate	Leasehold	Instrument	L 907946
		Term	999 years from 1/3/1973
Legal Description	Flat 2 Deposited Plan 30713 and Double Garage Deposited Plan 30713		

Registered Owners
Ian Murray Smith as Executor

Interests

907945 Lease of Flat 1 and Double Garage DP 30713 Term 999 years from 1/3/1973 Composite CT CB12F/557 issued (affects fee simple)

907946 Lease of Flat 2 and Double Garage DP 30713 Term 999 years from 1/3/1973 Composite CT CB12F/558 issued - 2.5.1973 (affects fee-simple)

ST. ^N/₂ MARTINS RD.

4.27

38.42

15.85

100.77

Flat 1

Gorges
2

Flat 2

62.30

20.12

RCC / J71

Area: 1418 m²

MEASUREMENTS ARE METRIC



RENTAL APPRAISAL

2/92A ST MARTINS ROAD, ST
MARTINS

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN
PERRY
RESIDENTIAL



BIRDS NEST
property management



personalised property management

02/02/2023

APPRAISAL OF RENTAL VALUE

92a Saint Martins Road, Saint Martins, Christchurch

This family unit is situated down a lane in a quiet treelined street in a highly desirable area of Christchurch. Consisting of 3 good sized bedrooms, a family bathroom including separate bath and a separate laundry. The living area is so light and bright, designed to attract the sun throughout the day with a spacious lounge and an open plan kitchen/dining. The home is on a good sized well established section with loads of space and privacy for the family. A double sized connected garage provides security for the cars and also extra parking with a carport.

Tidy and well maintained throughout, with a neutral palette.

This is the ideal area for families seeking a property in the sought after Cashmere High School zone, and close distance to the Barrington Retail Hub with an abundance of shops, supermarket and amenities. Only 20 minutes to the Airport and 10 minutes to the City Centre yet on the doorstep of many recreational activities, rivers, walks and the Port Hills.

We believe a realistic rent of the property based on the current market (being dependant on what else is available at the time) unfurnished for a 12 month tenancy would reach in the vicinity of:

\$550 - \$590 per week

This rental appraisal is based on a variety of criteria including similar properties currently available, rental statistics for the area and our experience. Add and additional \$50 - \$100 per week if furnished to a high standard.

Current Comparable Listings :

- 202 Centaurus Road, 3 bed 1 bath single garage \$620 per week
- 16 Lascelles Street, 3 bed 1 bath double garage \$650 per week
- 4a Armstrong Ave, 3 bed 2 bath double garage \$700 per week

Birds Nest Property Management pride ourselves on our personalised and superior service to all owners and tenants. We offer a very competitive management fee @ 7.5%, which includes full management of your property; and we can guide you through making sure your property is up to date with current government regulations and compliance such as Healthy Homes.

Should you have any additional enquires to the above, or if we can assist you further in the management of this property, please don't hesitate to contact me.

Yours sincerely

Jennifer Bird PH: 027 512 6302 Director (NZ Skills Level 4 Qualified & REINZ accredited) Birds Nest Property Management



COUNCIL RATES & FEES

2/92A ST MARTINS ROAD, ST MARTINS

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN
PERRY
RESIDENTIAL

Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

Tip: If you're having trouble finding a unit or flat, try the Alternative Search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

Property Information

Rates Details

For the Rating Year 1 July 2022 to 30 June 2023

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	400,000	0.323296	\$1,293.18
Uniform Annual General Charge	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	400,000	0.077659	\$310.64
Land Drainage	Capital Value	400,000	0.047244	\$188.98
Sewerage	Capital Value	400,000	0.091404	\$365.62
Waste Minimisation	Per Unit	1	189.500000	\$189.50
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	400,000	0.000774	\$3.10
Heritage Arts Centre	Capital Value	400,000	0.000609	\$2.44
Total for Christchurch City Council				\$2,524.98

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	400,000	0.000362	\$1.45
WEC Class D	Capital Value	400,000	0.000515	\$2.06
General Rate	Capital Value	400,000	0.045965	\$183.86
Urban Transport:Chch	Capital Value	400,000	0.037546	\$150.18
WFPP Class A	Capital Value	400,000	0.000807	\$3.23
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	400,000	0.001286	\$5.14
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	400,000	0.000436	\$1.74
Total for Canterbury Regional Council				\$407.62

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$2,932.60

Receive your rates invoice by email

[Find out more](#)

[Expand all](#) | [Collapse all](#)



PROOF OF INSURANCE

**2/92A ST MARTINS ROAD, ST
MARTINS**

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



**MORGAN
PERRY**
RESIDENTIAL



Premium advice

Tax invoice

Mrs N Smith
Flat 2 , 92A St Martins Road, St Martins, Christchurch 8022

Insured asset

The house situated at 2/92A St Martins Rd, Saint Martins, Christchurch

Policy type

Premier House

Policy number
1795252D01

Payment frequency

Annual

Payment method
Non Direct Debit

Period of cover

From 12.00am 22/05/2022 to 12.00am 22/05/2023

Please note:

This document sets out the details of the premium for this policy and becomes a tax invoice when paid.

Discounts included in AMI premium:

- Multisaver 2 discount

Premium based on an excess of \$700.

Please read your Policy Schedule for further details of insured assets, their sums insured and excesses.

GST No. 51-860-403

AMI premium

\$763.10

Policy options

No excess for glass or sanitary fixtures claims

\$43.37

Sub-total of policy options

\$43.37

Government charges

Fire Service Levy

\$106.00

Earthquake Commission Levy

\$300.00

Total premium excluding GST

\$1,212.47

Goods and Services Tax

\$181.87

Total premium including GST

\$1,394.34

Please pay the premium of **\$1,394.34** by the **22 May 2022**.

If you prefer to pay in person, some NZ PostShops offer the 'Pay a Bill' service. Simply take this payment advice slip with you to pay over the counter.

Note: This document may not account for any overdue amount owing on this policy, nor any credits on this policy.

AMI Payment Advice

Mrs N Smith
Flat 2
92A St Martins Road
St Martins
Christchurch 8022



AMIAC1795252E0000139434

Policy number:

1795252D01

Customer reference:

1795252

Amount due:

\$1,394.34

Due date:

22 May 2022

Amount paid: \$

Issued: 24/04/2022





Policy schedule

Premier House Policy

Customer

Mrs N Smith

Insured asset

The house situated at 2/92A St Martins Rd, Saint Martins, Christchurch
 Floor area, including any Garages/Outbuildings, of 160m²

AMI reference

1795252D01

Period of cover

22/05/2022 to 22/05/2023

House sum insured	\$520,900
Total sum insured	\$520,900

Optional covers selected by you

No excess for glass or sanitary fixtures claims

Excesses applicable

Your excess is the first amount you must pay towards the cost of any claim you make.

Excess on any claim unless specifically mentioned below or in your policy wording.	Excess
Claims under Cover for your house for natural disaster damage (as defined in the	\$700
Earthquake Commission Act 1993) to items not covered by the Earthquake Commission.	\$5,000

No excess applies to certain sections of your policy, please refer to your policy wording and any Special Terms included in this Policy Schedule.



IMPORTANT: This schedule forms part of your policy and replaces any previous schedule. Please refer to www.ami.co.nz/policy-documents for a copy of the policy wording that accompanies this contract.

Please keep it with your policy. If any of the above details are incorrect, please contact us.



2D FLOOR PLAN

2/92A ST MARTINS ROAD, ST
MARTINS

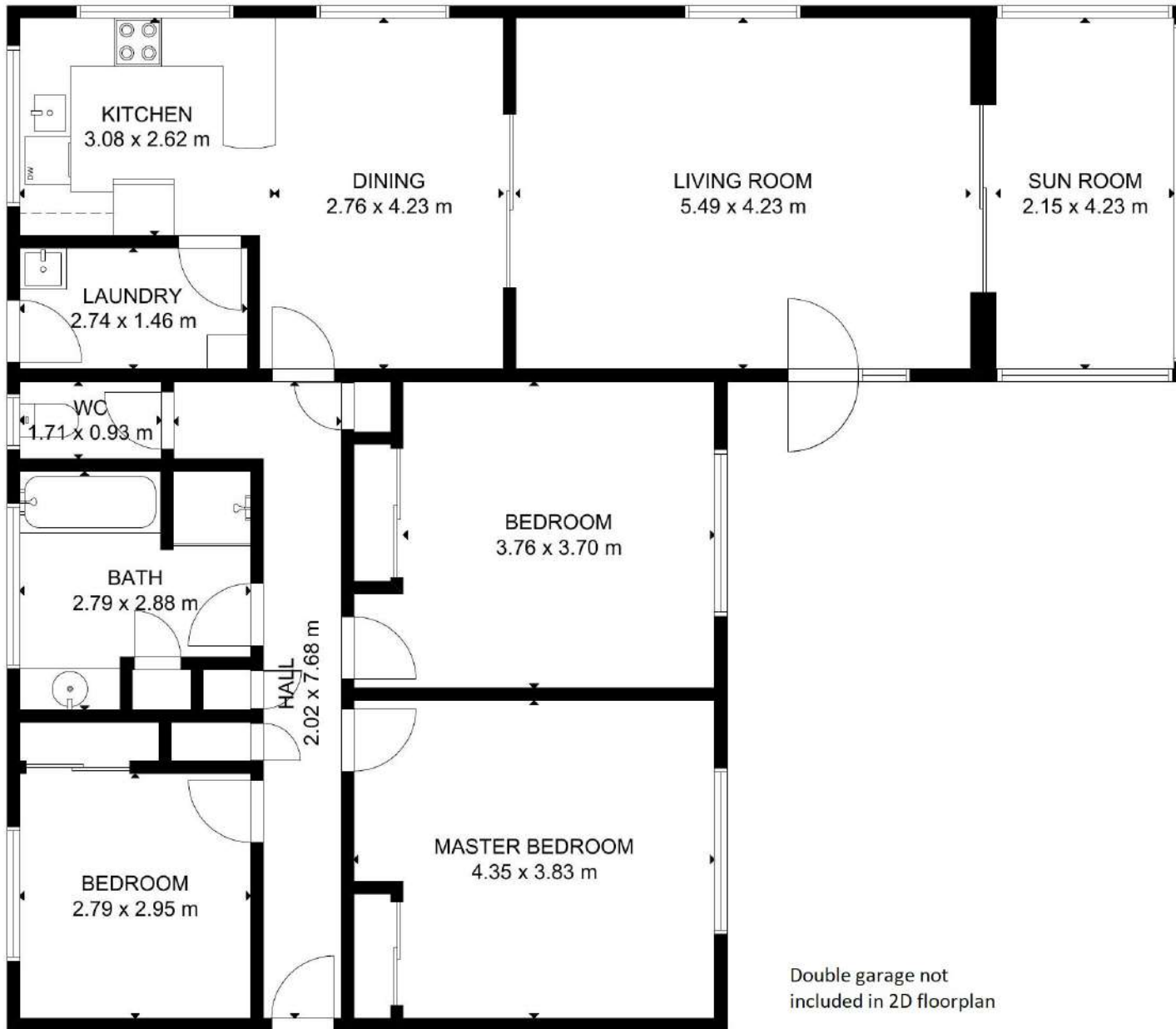
PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN
PERRY
RESIDENTIAL



Double garage not included in 2D floorplan



ADDITIONAL DOCUMENTS

2/92A ST MARTINS ROAD, ST
MARTINS

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN
PERRY
RESIDENTIAL

DOWNLOAD LINK

<https://filefling.co.nz/property/2-92astmarti0>



OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN
PERRY
RESIDENTIAL



SELLING AGENT: MORGAN PERRY

With well over a decade of business experience, Morgan understands what it takes to grow a brand from the ground up.


Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.


Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.

Morgan's goal in the Real Estate industry is to remove the stigma sometimes attached to Real Estate Salespeople, delivering an experience that is holistic, genuine and professional.

Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.

 10 years of social media marketing.

 15 years in sales.

 12 years running businesses.

 An unwavering drive.

\$1200

REFERRAL REWARDS



REFER ME AN APPRAISAL; IF IT
RESULTS IN A LISTING & SALE, EARN
YOURSELF 12 ERNEST RUTHERFORD'S

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

WARNING

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

OBTAINING ADVICE

Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.



CONTACT ME TO MAKE AN OFFER

MORGAN@OFFICEROAD.CO.NZ
0274131640

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN
PERRY
RESIDENTIAL