



HAMBA ESSEX

STUDIO APARTMENTS

HAMBA TRADING

BULWER / BEREA, DURBAN

ROOMS TO LET

33 Essex Road, Bulwer, Berea, Durban, 4083

ASK US TO CONFIRM THE CURRENT ROOM PRICE

Deposit and lease term confirmed for the selected room



EXAMPLE ROOM DETAILS - FINISHES MAY VARY BY UNIT



CONFIRMED ESSENTIALS

- Studio and en-suite rental options
- Free Wi-Fi included
- Private kitchenette options shown in the portfolio
- Parking is very limited and allocated in writing

HOW TO APPLY

- 1 Browse the property photos
- 2 Ask staff to confirm availability and fit
- 3 Submit ID/passport and three months bank statements

Tell us the occupants and ages of any children. Staff confirms the room, deposit, lease term and household fit before payment.

CALLS & WHATSAPP

081 267 4647

hambatrading.co.za

VIEW THE FULL PHOTO PORTFOLIO

Photos do not guarantee availability. Full terms are provided in the lease.



YOUR PROPERTY GUIDE

WHAT THIS PROPERTY OFFERS

- Free Wi-Fi is included.
- Private bathroom, kitchen area, hot water and secure access are recorded features.
- There is no shared kitchen.
- Parking is very limited and only available when management allocates a bay in writing.

HOUSEHOLD, DEPOSIT & VIEWING

- Deposit: the exact amount is confirmed for the selected room before any payment.
- Children: disclose the ages of all occupants; staff confirms whether the household fits the selected room.
- Lease: the applicable term is confirmed in writing. Subletting is not permitted.
- Viewing: confirm availability, room layout, utilities, occupants and any allocated parking bay.

APPLICATION CHECKLIST

Send documents only after staff confirms the property and household fit.

- Clear copy or photo of South African ID or passport
- Three months bank statements
- Applicant's full name and main contact number
- Intended move-in date and selected property or room
- Number and names of all occupants
- Parking requirement, even where parking is unavailable

Proof of income or a latest payslip may be requested during review. Sending documents does not approve the application or reserve a room.

FROM ENQUIRY TO MOVE-IN

1 BROWSE

Review photos and select a property.

2 CHECK FIT

Share budget, move-in date and household.

3 VIEW

Wait for a confirmed date before travelling.

4 APPLY

Submit the requested documents for review.

5 SECURE

Use only current written payment instructions.

BEFORE YOU PAY

A room is reserved only after the application is reviewed, exact payment instructions are confirmed, and Hamba Trading acknowledges the reservation in writing. Do not use banking details from an older message.



DETAILS & TERMS

This page combines confirmed current facts with useful recorded property guidance. Wording such as confirm, recorded or historical means staff must verify the selected room before it becomes an offer or lease term.

PRICING & DEPOSIT CONTEXT

- Prices vary by room; documented historical examples range from R3,800 to R5,200.
- A controlled lease example uses R4,000 rent and R4,000 deposit, but this is not a universal current offer.
- The available room's final rent and matching deposit are confirmed in writing before payment.

OCCUPANTS, CHILDREN & USE

- Older property rules record a maximum of two occupants and no children.
- Current handling may be room-specific: provide every occupant's name and age and wait for written approval.
- Subletting is not permitted.

UTILITIES & PRIVATE SPACE

- Free shared Wi-Fi is confirmed and remains subject to service availability.
- Private bathroom, kitchen area, hot water and secure access are recorded features.
- There is no shared kitchen; layout, finishes, fixtures and furnishings vary by room.

METERING & RESPONSIBILITY

- Individual water and electricity meter records exist for Essex rooms.
- Staff confirms the selected room's prepaid or billing arrangement before lease signature.
- Lost keys and tenant-, occupant- or visitor-caused damage are charged under the lease, excluding fair wear and tear.

SECURITY & CONDUCT

- Secure gated access is recorded.
- The source pamphlet records CCTV in common areas and burglar guards; confirm current coverage and operation.
- Older rules record noise control and no parties. Residents and neighbours must be respected.

LEASE, PARKING & VIEWING

- The applicable lease term is confirmed in writing; historical templates include an initial fixed period followed by month-to-month occupation.
- Parking is scarce, allocated first-come first-served by the landlord, and exists only after written confirmation; any fee is room-specific.
- Wait for a confirmed viewing before travelling and for written reservation instructions before paying.

FINAL CONFIRMATION

A staff member must confirm the available room, current rent, deposit, occupants, children, parking, utilities, viewing and lease term. A room is reserved only after Hamba Trading acknowledges it in writing.