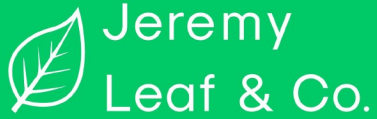


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## Flat 8 Minerva Court, 47 Holden Road, Woodside Park, N12 7FB

£380,000

- Open plan Kitchen/Living room
- Lift
- Bathroom
- Lease - 112 years remaining
- Wood Flooring
- Gated Off-Street Parking
- Double Bedroom
- Balcony
- Chain Free
- Service charge - £1959.29 p.a

# Flat 8 Minerva Court, 47 Holden Road, Woodside Park N12 7FB

**\*Offered Chain Free\*** A spacious one bedroom, second floor apartment in a development located just 0.25 miles from Woodside Park Underground Station.

Benefits include a fully integrated kitchen, wooden flooring, balcony off the lounge, under-floor heating and gated off-street parking.

This property, offered chain free presents a great opportunity for either first time buyers, people looking to down size or landlords.

EPC Rating - B



Council Tax Band: D





## Reception

18'1 x 15'9 Open plan living /kitchen area with double doors leading to balcony to front, wood flooring.

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## Balcony

## Kitchen

Matching wall and base units, granite worktop, single stainless steel sink, oven, hob and extractor hood. Integrated fridge freezer, dishwasher, washing machine and microwave, wood flooring, spotlights, wall mounted gas boiler, double glazed window to front.

## Bedroom

Double glazed window to front, fitted wardrobe, spotlights.

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## Bathroom

Tile sided bath with shower attachment, vanity wash hand basin, low level w.c., fully tiled walls, tiled floor, ladder towel rail, extractor fan, spotlights.

## Exterior

## Gated Off-Street Parking

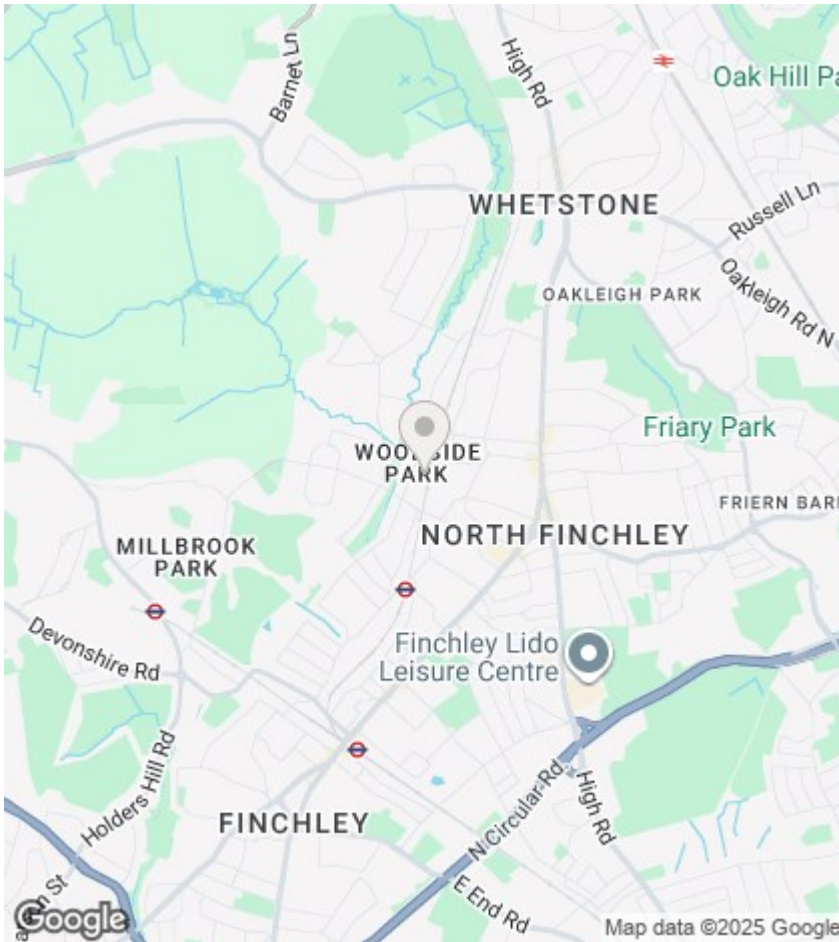
## (EPC) EEC Only

## Full Description

**\*Offered Chain Free\*** A spacious one bedroom, second floor apartment in a development located just 0.25 miles from Woodside Park Underground Station. Benefits include a fully integrated kitchen, wooden flooring, balcony off the lounge, under-floor heating and gated off-street parking.

This property, offered chain free presents a great opportunity for either first time buyers, people looking to down size or landlords.

EPC Rating - B



## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

