

est 1979



Minerva Court, 47 Holden Road, Woodside Park

£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

# 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

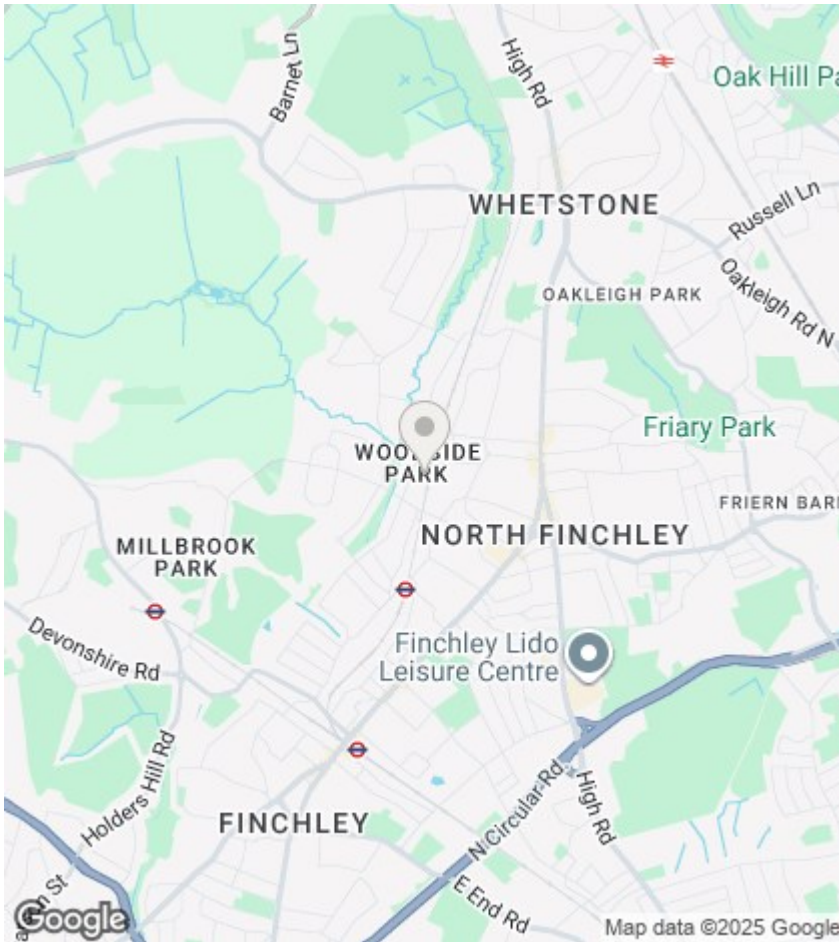


Council Tax Band: D









## 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	

