



### 1 bed flat to buy in N12

Torrington Park, London, London, N12 9TT

**£260,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Excellent Location
- ✓ Spacious one bed flat
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

• \*\* Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000 \*\*\*

Finchleys are delighted to present this well presented one double bedroom apartment situated within the popular Michelle Court, N12.

The property offers a bright, spacious lounge, a fully fitted and equipped kitchen, a modern bathroom with WC, and car parking on a first come, first serve basis.

The property is well located to local shopping amenities and is just under a mile from Woodside Park Underground Station on the Northern Line, providing convenient access to Central London.

The green spaces of Friary Park are a short walk from the property.

This flat would make an ideal purchase for first time buyers and investors alike. Don't miss out and contact us to

Lease: 172 years remaining

Service Charge: £1500 per annum

Ground Rent: £10 per annum

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

EPC Rating: D

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 173

Price: Starting Bid £260,000

Property Type: Flat

Parking: Allocated

Year built: 1950

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

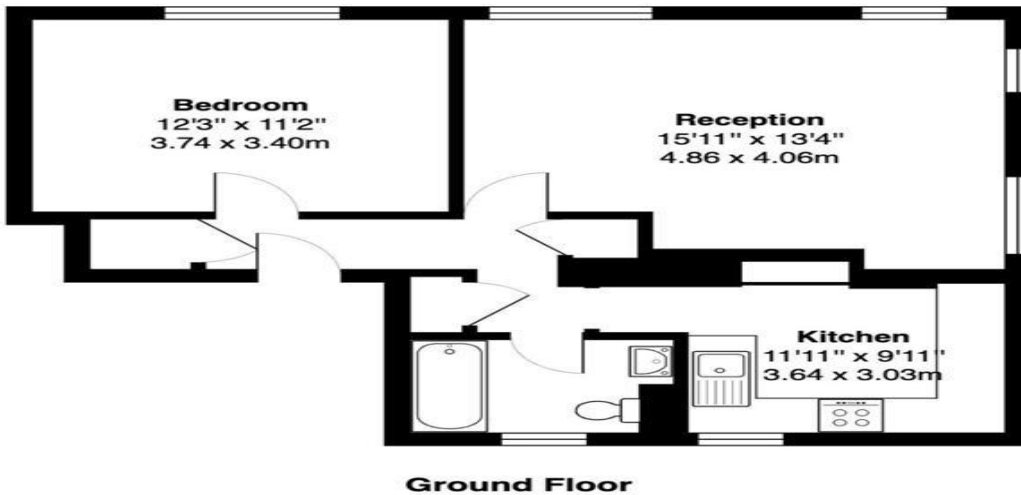
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



**Malvern Lodge, Torrington Park, N12**

**Total Gross Area: 577 ft<sup>2</sup> ... 53.6 m<sup>2</sup>**

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>**

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