

£180,000 Shared Ownership

Fable Apartments, 261c City Road, London EC1V 1AP



- Guideline Minimum Deposit £18,000
- Approx. 457 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Short Walk from Angel/Old Street
- Fifth Floor (building has a lift)
- High Performance Glazing
- Communal Cycle Store
- Guide Min Income - Dual £70k Single £77.6k

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £450,000). This attractive apartment is on the fifth floor and has a reception room with floor-to-ceiling windows and an open-plan kitchen with pale units and a contrasting, dark worktop. The bedroom includes a built-in wardrobe and there is an additional storage/utility cupboard in the hallway. The bathroom is spacious and stylish. Fable Apartments is part of a modern development alongside City Road Basin. Well insulated walls, high performance glazing and a communal heating/hot water system make for very good energy-efficiency ratings. Graham Street Garden offers pleasant outside space to relax, Angel and Old Street are only a short walk away and the heart of The City is also within easy reach. The block has a large cycle store for residents to use.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2015).

Minimum Share: 40% (£180,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £676.97 per month (subject to annual review).

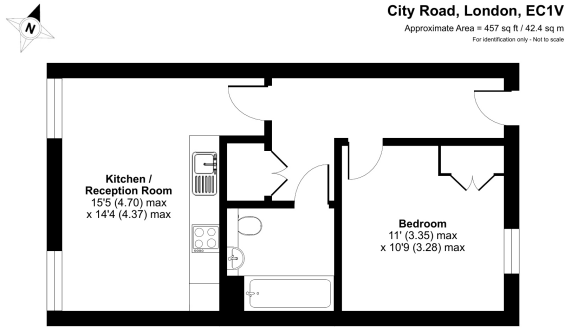
Service Charge: £278.55 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £70,000 | Single - £77,600 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Islington. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



Approved Energy Meter
Floor plan produced in accordance with RICS Property Measurement Standards, incorporating International Property Measurement Standards (IPMS) Headlines, 1st Edition 2018.
Produced for Urban Moves. REF: 1000775

FIFTH FLOOR

DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception

15' 5" max. x 14' 4" max. (4.70m x 4.37m)

Kitchen

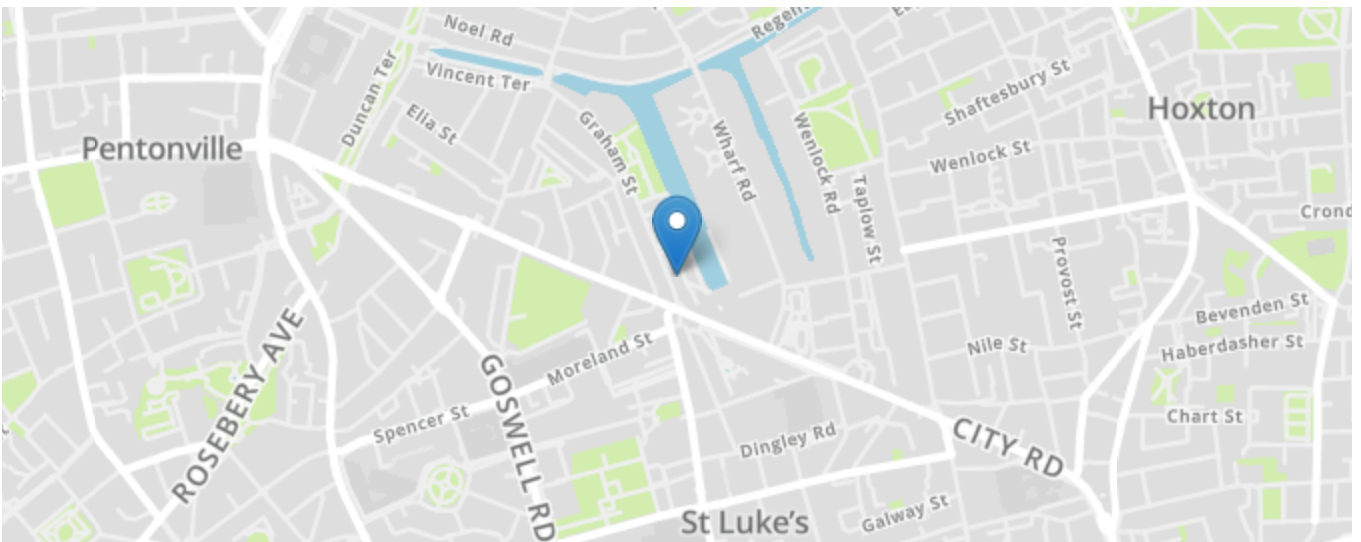
included in reception measurement

Bathroom

Bedroom

11' 0" max. x 10' 9" max. (3.35m x 3.28m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.