

£145,500 Shared Ownership

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



- Guideline Minimum Deposit £14,550
- Fourth Floor (building has a lift)
- High Performance Glazing
- Short Walk from Angel/Old Street
- Guideline Income Dual £48.8k | Single £54.7k
- Approx. 454 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Barbican/Moorgate/Liverpool St in Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £485,000). Fable Apartments is part of a recently-constructed development alongside City Road Basin, only a short walk from Angel and Old Street and within easy reach of the heart of The City. This stylishly presented property is on the fourth floor and features a reception room with large windows and an open-plan kitchen with pale units and contrasting worktop. The bedroom includes a built-in wardrobe and useful additional storage space has been provided in the hallway. The bathroom is high-spec with attractive, large-format tiles. Modern insulation standards, high performance glazing and a communal heating and hot water system have resulted in a very good energy-efficiency rating and an excellent environmental-impact rating.

Tenure: Leasehold (125 years from 2015).

Minimum Share: 30% (£145,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £624.22 per month (subject to annual review)

Service Charge: £197.35 per month (subject to annual review).

Ground Rent: £250.00 for current year.

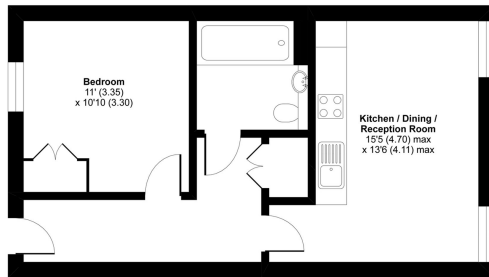
Guideline Minimum Income: Dual - £48,800 | Single - £54,700 (based on minimum share and 10% deposit)

Council Tax: Band D, 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.

City Road, London, EC1V **DIMENSIONS**

Approximate Area = 454 sq ft / 42.1 sq m
For identification only - Not to scale



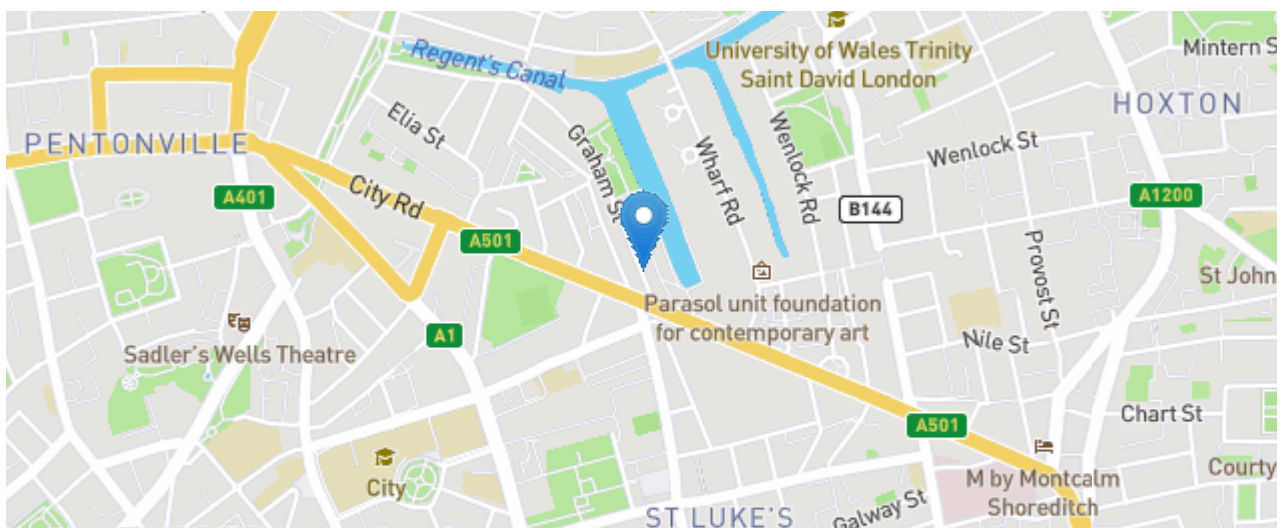
FOURTH FLOOR

- RECEPTION
15' 5" max. x 13' 6" max. (4.70m x 4.11m)
- KITCHEN
included in reception measurement
- BEDROOM
11' x 10' 10" (3.35m x 3.30m)
- BATHROOM

RICS Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 643189

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	
(81 to 91) B	89
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	81
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	
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.