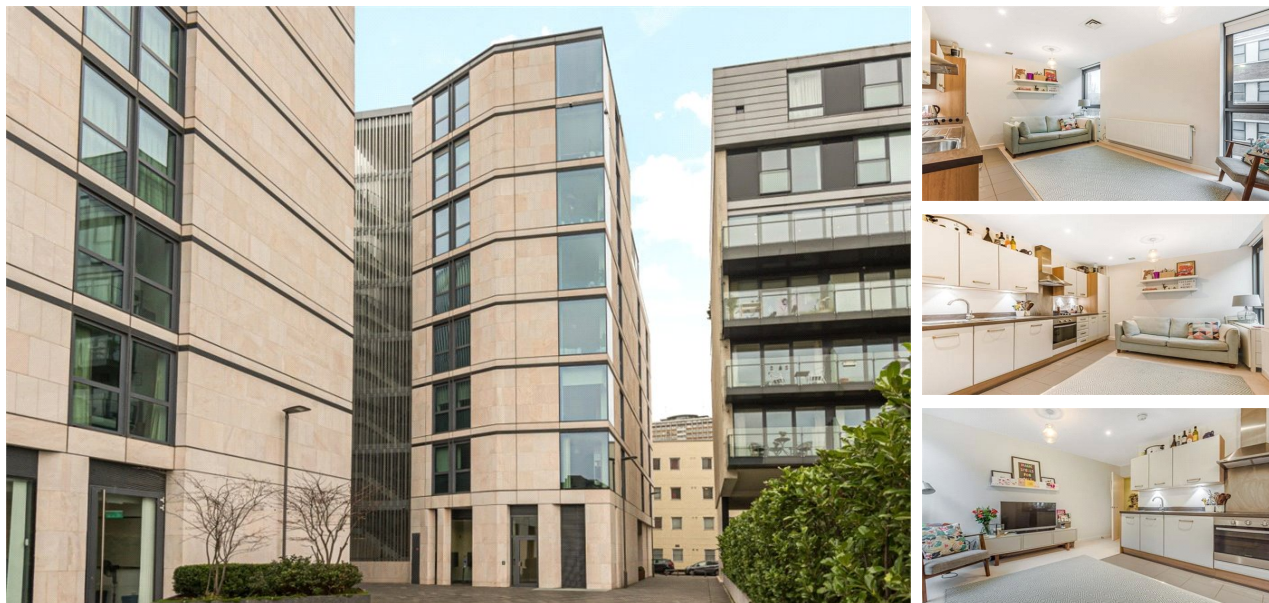


## £110,000 Shared Ownership

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



- Guideline Minimum Deposit £11,000
- Second Floor
- High Performance Glazing
- Short Walk from Angel/Old Street
- Guideline Income Dual £46k | Single £51.4k
- Approx. 447 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Barbican/Moorgate/Liverpool St in Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £440,000). This second-floor apartment 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. The attractively presented property has an open-plan reception/kitchen, a fitted wardrobe in the bedroom, hallway storage and a stylish bathroom with 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:** 25% (£110,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £702.84 per month. (Subject to annual review)

**Service Charge:** £214.48 per month. (Subject to annual review)

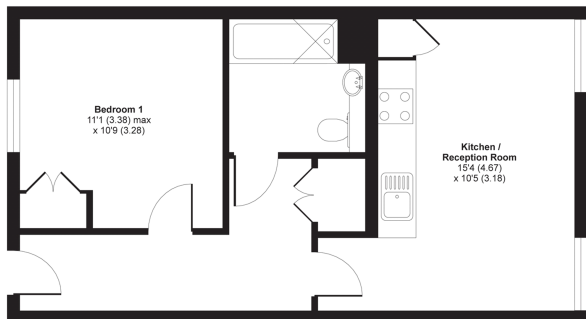
**Ground Rent:** £250.00 for current year

**Guideline Minimum Income:** Dual - £46,000 | Single - £51,400 (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.

## DIMENSIONS



SECOND FLOOR

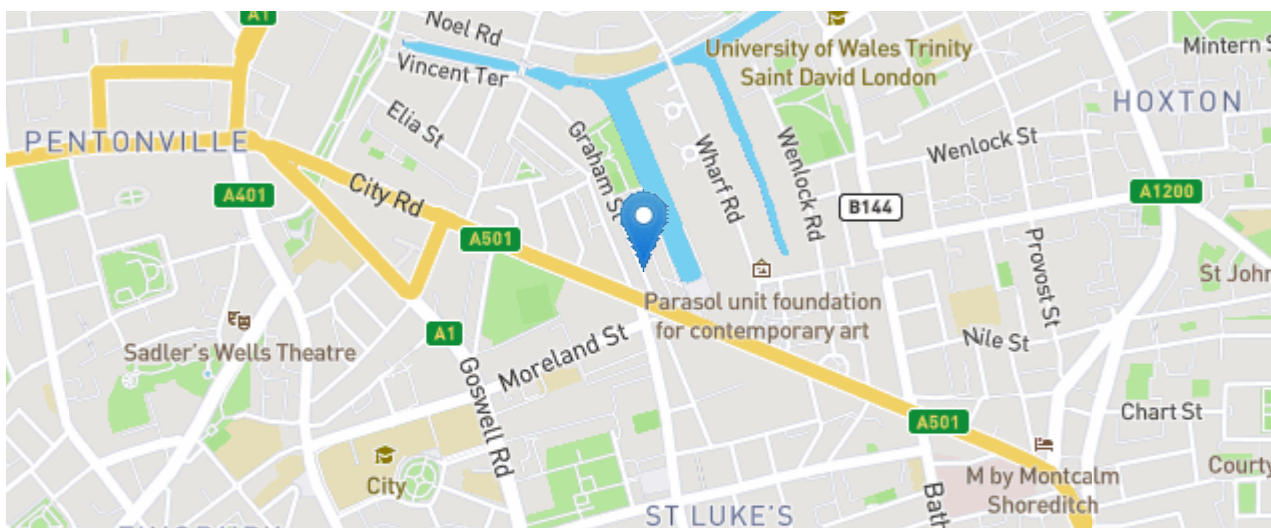
- RECEPTION  
15' 4" x 10' 5" (4.67m x 3.18m)
- KITCHEN  
included in reception measurement
- BATHROOM
- BEDROOM  
11' 1" max. x 10' 9" (3.38m x 3.28m)

### Environmental Impact (CO<sub>2</sub>) Rating

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	82	82
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	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.