

## £106,250 Shared Ownership

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



- Guideline Minimum Deposit £10,625
- Fifth Floor (building has a lift)
- Modern Development Next To City Road Basin
- Short Walk to Angel/Old Street
- Guide Min Income Dual £58.7k | Single £67.5k
- Approx. 448 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Barbican/Moorgate/Liverpool St in Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £425,000). A stylishly-presented, fifth-floor apartment in a modern development located alongside City Road Basin. The property has a west/south-west-facing reception room with a pair of floor-to-ceiling windows. The open-plan kitchen features pale units with a contrasting worktop and integrated appliances. There is a good-sized bedroom, with built-in wardrobe, and an attractive bathroom. A utility cupboard has been provided in the hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a communal heating and hot water system. Fable Apartments has well-maintained communal areas and a large cycle store. Residents of the development can make use of a high-spec gym/spa at a low monthly cost. Nearby Graham Street Garden offers pleasant outside space, Angel and Old Street are only a short walk away and the heart of The City is within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/11/2015).

**Minimum Share:** 25% (£106,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £873.33 per month (subject to annual review).

**Service Charge:** £295.32 per month plus optional £30pcm for gym/spa (both figures subject to annual review).

**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £58,700 | Single - £67,500 (based on minimum share and 10% deposit).

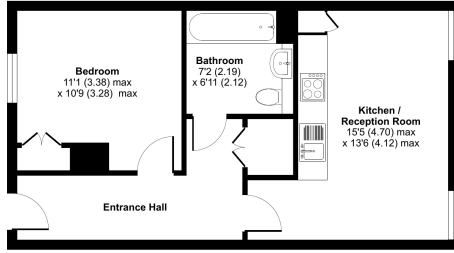
**Council Tax:** Band D, London Borough of Islington. Priority is given to applicants living and/or working in this local authority.

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.

## DIMENSIONS

**City Road, London, EC1V**

Approximate Area = 448 sq ft / 41.6 sq m  
For identification only - Not to scale



FIFTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves. REF: 1201425

### FIFTH FLOOR

**Entrance Hall**

**Reception**

15' 5" max. x 13' 6" max. (4.70m x 4.11m)

**Kitchen**

included in reception measurement

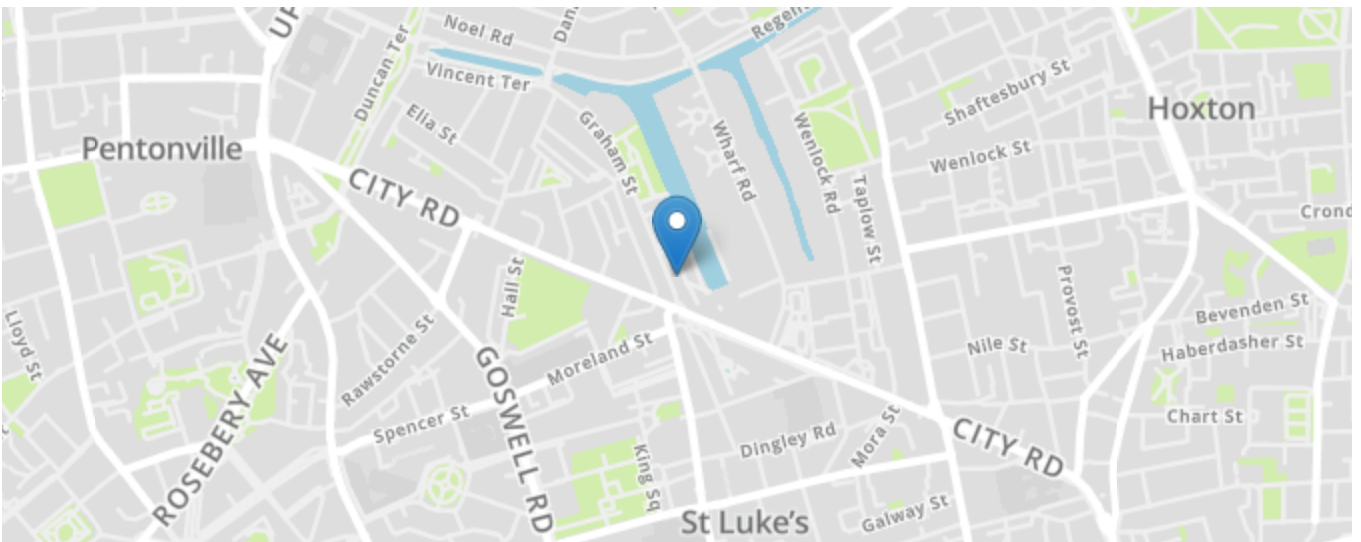
**Bathroom**

7' 2" max. x 6' 11" max. (2.18m x 2.11m)

**Bedroom**

11' 1" max. x 10' 9" max. (3.38m x 3.28m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</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			
<b>England, Scotland &amp; Wales</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.