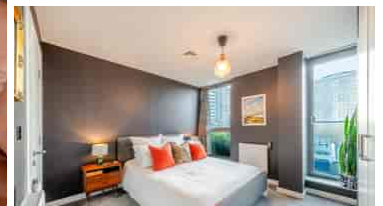
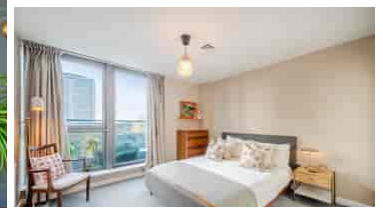


£250,000 Shared Ownership

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



- Guide Dual Income £85k 10% deposit £25k
- Sixth Floor (building has a lift)
- Dual Aspect Reception Room
- Bathroom plus En-Suite Shower Room
- Short Walk from Angel/Old Street
- Guide Single Income - £90k 20% deposit 50k
- Approx. 1067 Sqft Gross Internal Area
- Open Plan Kitchen
- Wrap-Around Balcony
- Barbican/Moorgate/Liverpool St in Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £1,000,000). A rare chance to buy a three-bedroom, shared-ownership apartment, particularly one in such a central location. The beautifully-presented, sixth-floor property provides more than a thousand square foot of accommodation including an approximately twenty-eight-foot, dual-aspect reception room with wood flooring and open-plan kitchen area. A door leads out onto a balcony which runs the full length of both the north-west and south-west sides of the apartment. There is a main bedroom with fitted wardrobe and ensuite shower room plus two further, generously-sized double bedrooms and a stylish bathroom. Well-insulated walls, modern double glazing and a communal heating and hot water system make for a good energy-efficiency rating. Fable Apartments is part of a development located alongside City Road Basin. There are smart communal areas, a large cycle store and residents can also make use of a high-spec gym/spa in exchange for a low monthly cost. Nearby Graham Street Garden provides pleasant outside space, Angel and Old Street are only a short walk away and the heart of The City is within easy reach. Ofsted list eight primary schools and a secondary school within a half-mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

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

Minimum Share: 25% (£250,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £415.85 per month (subject to annual review).

Service Charge: £578.52 per month plus optional £30 pcm for gym/spa (both figures subject to annual review).

Ground Rent: £350.00 for the year.

Guideline Minimum Income: Dual - £85,000 (minimum share and 10% deposit £25,000) | Single - £90,000 (minimum share 20% deposit £50,000).

Council Tax: Band F 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

SIXTH FLOOR

Entrance Hallway

Reception

27' 11" max. x 14' 3" (8.51m x 4.33m)

Kitchen

included in reception measurement

Bedroom 1

12' 0" max. x 11' 11" max. (3.66m x 3.63m)

En-Suite Shower Room

7' 2" max. x 5' 2" max. (2.19m x 1.58m)

Bedroom 2

14' 4" max. x 11' 9" max. (4.38m x 3.59m)

Bedroom 3

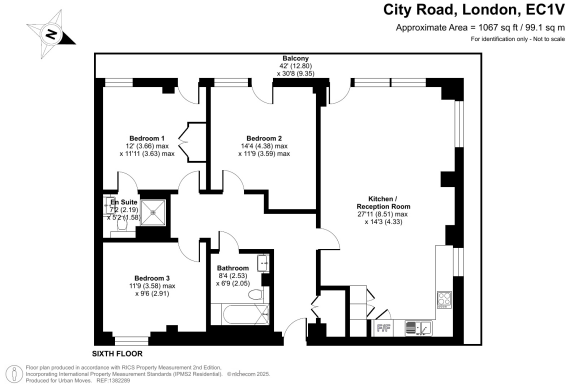
11' 9" max. x 9' 6" (3.58m x 2.91m)

Bathroom

8' 4" x 6' 9" (2.53m x 2.05m)

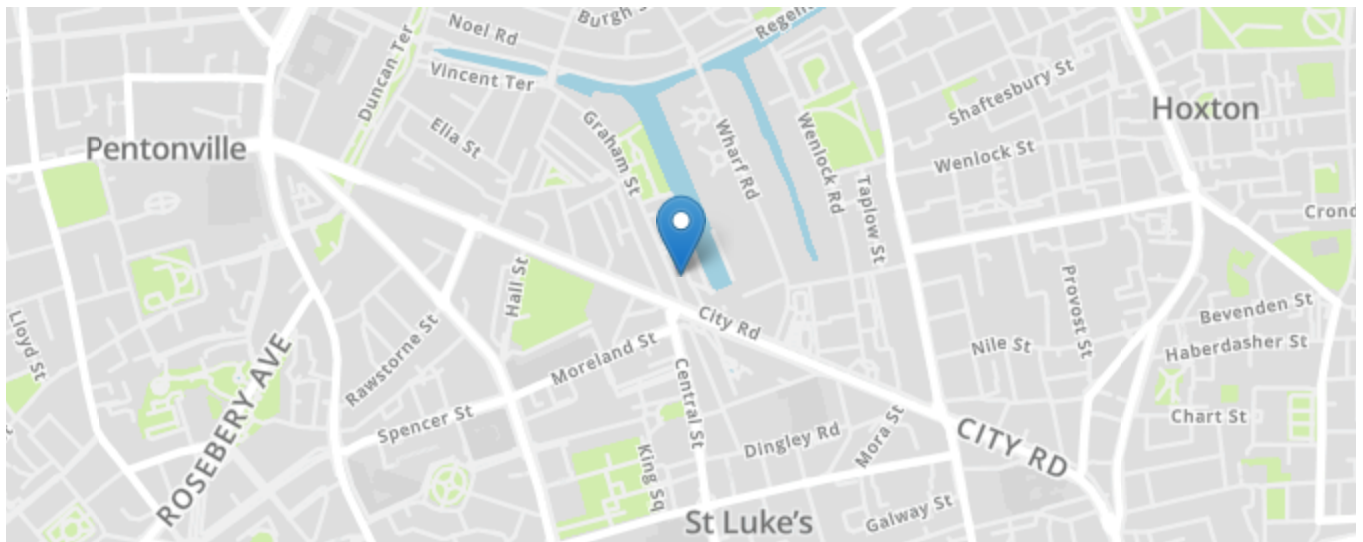
Balcony

42' 0" max. x 30' 8" max. (12.80m x 9.35m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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.