urban moves
ALL THE RIGHT VALUES

£139,300 Shared Ownership

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

- Guideline Minimum Deposit £13,930
- Fifth Floor (building has a lift)
- Fitted Wardrobe in Bedroom
- Modern Development Next To City Road Basin
- Short Walk from Angel/Old Street
- Guide Min. Income - Dual £61.9k | Single £71.4k
- Approx. 472 Sqft Gross Internal Area
- Good Energy Efficiency Rating
- On-Site Gym/Spa
- Barbican/Moorgate/Liverpool St in Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £398,000). This stylishly-presented 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 attractive. Fable Apartments is part of a modern development, with smart communal areas and residents' cycle store, located alongside City Road Basin. Well insulated walls, modern double glazing and a communal heating and hot water system make for a good energy-efficiency rating. Residents of the development can make use of a high-spec gym/spa at a low monthly cost. Graham Street Garden provides pleasant outside space, Angel and Old Street are only a short walk away and the heart of The City within easy reach.

Housing Association: Clarion.
Tenure: Leasehold (125 years less 3 days from 01/11/2015).
Minimum Share: 35% (£139,300). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £794.73 per month (subject to annual review).
Service Charge: £302.27 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 £61,900 | Single £71,400 (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 may be permitted but only with prior consent from Clarion (which can only be obtained once you are the property owner). There is no parking space offered with this property.

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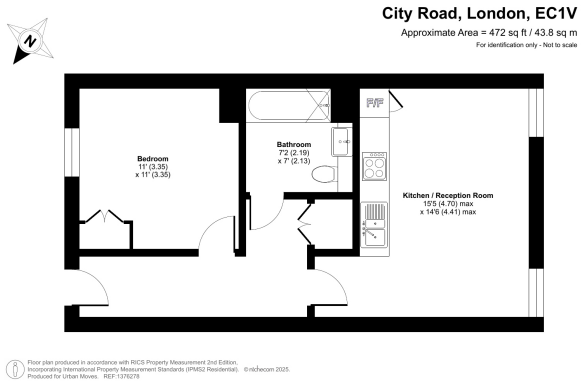
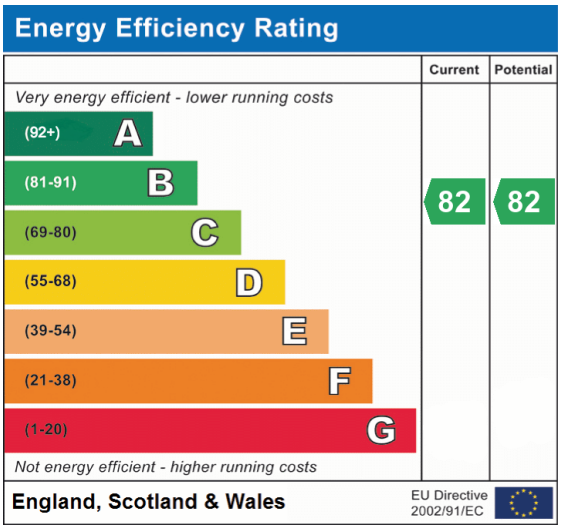




DIMENSIONS

FIFTH FLOOR

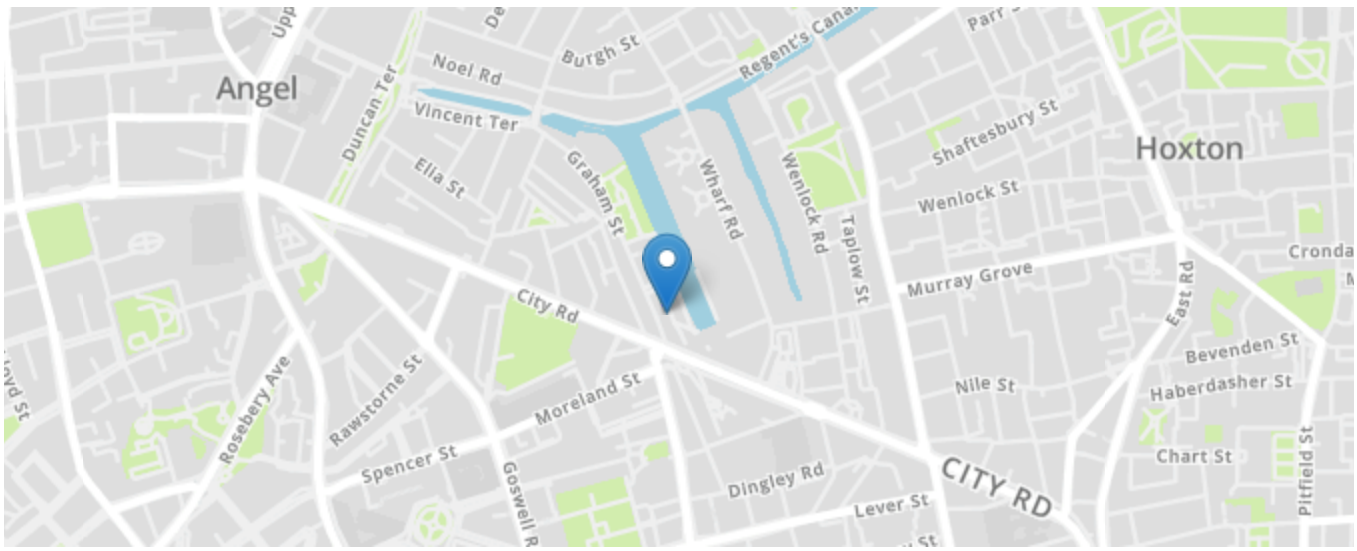
Entrance Hallway

Reception
15' 5" x 14' 6" max. (4.70m x 4.41m)

Kitchen
included in reception measurement

Bathroom
7' 2" max. x 7' 0" max. (2.18m x 2.13m)

Bedroom
11' x 11' (3.35m x 3.35m)



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.