



TEXRYTE HOUSE

1 Bed, 9th Floor Apartment with Private balcony

£106,250 – 25% Share

Texryte House, Southgate Road, Hackney, London, **N1 3GN**

Bedrooms: 1
Bathroom: 1
Parking: None
Nearest Station: 0.6 miles
Outdoor Space: Private balcony
Length of Lease: 117 years

Full Value: £425,000
Purchase Price: £106,250
Monthly Rent: £210.62
Monthly Service Charge: £158.33
Minimum Income: £30,000
Minimum Deposit: £10,625



Living Area



Bedroom



Kitchen

The property comprises a purpose built ninth floor flat in a 12 storey block of approximately 100 flats with lift facility, built circa 8 years ago. The remaining lease on the property is 117 years.

There are good transport links with Haggerston Station 0.6 miles away, served by Overground linking to Highbury & Islington in 8 minutes. Old Street station 0.9 miles away for the Northern Line, linking to Oxford Circus in just 16 minutes.

A great selection of amenities is located on Southgate Road, with a restaurant, pub and café. For leisure and enjoyment, the Britannia Leisure Centre, with a fitness centre, swimming pool, outdoor tennis and squash court facilities, is within 0.3 miles.

Nearest Tube Station: Old Street (Zone 1).

Nearest Station: Haggerston (Zone 2) – Overground

Bus routes nearby: Bus routes 76, 141 & 21 from Southgate Road and bus route 271 from New North Road.

The property located on the ninth floor comprises:

- **Entrance:** Wide hallway with video entry phone system leading to...
- **Living Room:** (4.38m x 3.10m) Spacious lounge with access to balcony. Beige carpet.
- **Kitchen:** (3.00m x 1.00m) Wood effect base and wall units with black worktop and tiled splashback. Integrated oven, hob and extractor fan. Space for fridge freezer, washer/dryer and dishwasher. Vinyl flooring.
- **Bedroom:** (3.90m x 2.90m) Window to rear aspect. Beige carpet.
- **Bathroom:** White suite comprising panelled bath with shower over, WC with shelving above and hand washbasin with mirror over. Full height tiling around the bath. Vinyl flooring.

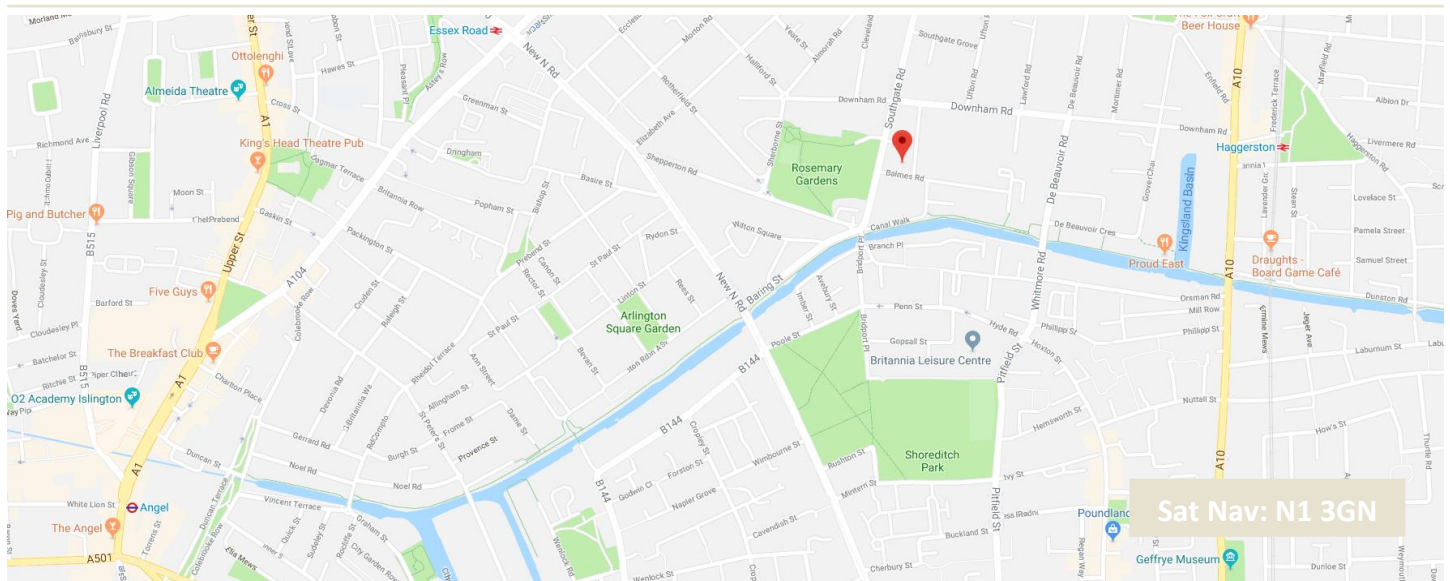
Outside: Private balcony.

To view this property

If you're interested in viewing this property, you'll first need to register with us and complete a full Shared Ownership application form which allows us to assess your eligibility.

Use the 'thumbs up' icon on the property page to register your interest and create a login. Once registered, please log in to your account and complete the full Shared Ownership application form. Once we have assessed your application, we will contact you to let you know whether we are able to invite you to a property viewing.

For any questions about the application process, please contact our resident sales team by email resident.sales@familymosaic.co.uk



IMPORTANT NOTICE

The details contained in these particulars are prepared with due care but are intended as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. All statements contained in these particulars as to this property are made without responsibility on the part of Family Mosaic or the Seller. Any areas, measurements or distances supplied are for general guidance and should not be relied upon for the purchase of carpets or any other fixtures or fittings. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. Lease details, service charges, rent and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange.