

# Addiscombe Grove CRO, Croydon

## Price List

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Full purchase price	Price with 40% HtB London	Est. monthly service charge (first year)	Status
4	1	1E	1	39.3	No	No	£264,000	£158,400	£115	Available
5	1	1D	1	37.6	No	No	£260,000	£156,000	£110	Available
7	1	1B5	1	39	No	No	£264,000	£158,400	£114	Available
8	1	1B4	1	39	No	No	£264,000	£158,400	£114	Available
9	1	1B3	1	39	No	No	£264,000	£158,400	£114	Available
10	1	1B2	1	39	No	No	£264,000	£158,400	£114	Available
11	1	1B	1	39	No	No	£264,000	£158,400	£114	Show Flat
12	1	1A	1	38.6	No	No	£260,000	£156,000	£113	Show Flat
16	2	1E	1	39.3	No	No	£266,000	£159,600	£115	Available
17	2	1D	1	37.6	No	No	£262,000	£157,200	£110	Available
19	2	1B5	1	39	No	No	£266,000	£159,600	£114	Available
20	2	1B4	1	39	No	No	£266,000	£159,600	£114	Available
21	2	1B3	1	39	No	No	£266,000	£159,600	£114	Available
22	2	1B2	1	39	No	No	£266,000	£159,600	£114	Available
23	2	1B	1	39	No	No	£266,000	£159,600	£114	Available
24	2	1A	1	38.6	No	No	£262,000	£157,200	£113	Available
28	3	1E	1	39.3	No	No	£268,000	£160,800	£115	Available
29	3	1D	1	37.6	No	No	£264,000	£158,400	£110	Available
31	3	1B5	1	39	No	No	£268,000	£160,800	£114	Available
32	3	1B4	1	39	No	No	£268,000	£160,800	£114	Available
33	3	1B3	1	39	No	No	£268,000	£160,800	£114	Available
34	3	1B2	1	39	No	No	£268,000	£160,800	£114	Available
35	3	1B	1	39	No	No	£268,000	£160,800	£114	Available
36	3	1A	1	38.6	No	No	£264,000	£158,400	£113	Available
40	4	1E	1	39.3	No	No	£270,000	£162,000	£115	Available

### Key information:

**Reservation fee:** £500 if using Help to Buy; £1,000 if not using Help to Buy.

**Lease & ground rent:** One bedroom Pocket homes at Addiscombe Grove CRO are sold with a 125 year lease and with an initial ground rent of 0.1% of the purchase price, payable to the freeholder (currently Pocket Living). Ground rent will be reviewed every 10 years and will increase in line with RPI.

**Service charge:** Payable to the Managing Agent, Haus Block Management, and reviewed annually based on actual spend. On completion, service charge will be payable until the end of the financial year in which completion takes place. A Residents' Management Company (RMC) will be formed by the Managing Agent, of which all homeowners will become members; some homeowners may choose to become Directors of the RMC.

**Building Warranty:** 10 year Premier Guarantee

**Parking:** Addiscombe Grove CRO is a Car-Free Development (apart from in respect of Blue Badge holders) and homeowners cannot apply for a residents' parking permit. A three year Zipcar membership will be provided.

**Estimated build completion:** Addiscombe Grove CRO is expected to be ready for occupation in Winter 2020.

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41	4	1D	1	37.6	No	No	£266,000	£159,600	£110	Available
43	4	1B5	1	39	No	No	£270,000	£162,000	£114	Available
44	4	1B4	1	39	No	No	£270,000	£162,000	£114	Available
45	4	1B3	1	39	No	No	£270,000	£162,000	£114	Available
46	4	1B2	1	39	No	No	£270,000	£162,000	£114	Available
47	4	1B	1	39	No	No	£270,000	£162,000	£114	Available
48	4	1A	1	38.6	No	No	£266,000	£159,600	£113	Available
52	5	1E	1	39.3	No	No	£272,000	£163,200	£115	Available
53	5	1D	1	37.6	No	No	£268,000	£160,800	£110	Available
55	5	1B5	1	39	No	No	£272,000	£163,200	£114	Available
56	5	1B4	1	39	No	No	£272,000	£163,200	£114	Available
57	5	1B3	1	39	No	No	£272,000	£163,200	£114	Available
58	5	1B2	1	39	No	No	£272,000	£163,200	£114	Available
59	5	1B	1	39	No	No	£272,000	£163,200	£114	Available
60	5	1A	1	38.6	No	No	£268,000	£160,800	£113	Available
64	6	1E	1	39.3	No	No	£274,000	£164,400	£115	Available
65	6	1D	1	37.6	No	No	£270,000	£162,000	£110	Available
67	6	1B5	1	39	No	No	£274,000	£164,400	£114	Available
68	6	1B4	1	39	No	No	£274,000	£164,400	£114	Available
69	6	1B3	1	39	No	No	£274,000	£164,400	£114	Available
70	6	1B2	1	39	No	No	£274,000	£164,400	£114	Available
71	6	1B	1	39	No	No	£274,000	£164,400	£114	Available
72	6	1A	1	38.6	No	No	£270,000	£162,000	£113	Available

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