

Addiscombe Grove CRO, Croydon

Phase 1 - 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
5	1	1D	1	37.6	No	No	£260,000	£156,000	£110	Available
9	1	1B3	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
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
41	4	1D	1	37.6	No	No	£266,000	£159,600	£110	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
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
65	6	1D	1	37.6	No	No	£270,000	£162,000	£110	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). 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 Early Spring 2021. The development as a whole and all landscaping is expected to be finished in Early Spring 2021

Appliances: Plumbing and wiring for a washing machine is provided in the utility cupboard. Plumbing and wiring for a dishwasher is provided in the kitchen. Some dishwasher spaces are for a standard appliance and some for a slimline; please ask for further details.

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Phase 2 - 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
2	1	1G	1	42.6	No	No	£272,000	£163,200	£124	Available
3	1	1F	1	40.9	No	No	£268,000	£160,800	£119	Available
6	1	1C	1	43.2	No	No	£272,000	£163,200	£126	Available
14	2	1G	1	42.6	No	No	£274,000	£164,400	£124	Available
15	2	1F	1	40.9	No	No	£270,000	£162,000	£119	Available
18	2	1C	1	43.2	No	No	£274,000	£164,400	£126	Available
26	3	1G	1	42.6	No	No	£276,000	£165,600	£124	Available
27	3	1F	1	40.9	No	No	£272,000	£163,200	£119	Available
30	3	1C	1	43.2	No	No	£276,000	£165,600	£126	Available
38	4	1G	1	42.6	No	No	£278,000	£166,800	£124	Available
39	4	1F	1	40.9	No	No	£274,000	£164,400	£119	Available
42	4	1C	1	43.2	No	No	£278,000	£166,800	£126	Available
50	5	1G	1	42.6	No	No	£280,000	£168,000	£124	Available
51	5	1F	1	40.9	No	No	£276,000	£165,600	£119	Available
62	6	1G	1	42.6	No	No	£282,000	£169,200	£124	Available
63	6	1F	1	40.9	No	No	£278,000	£166,800	£119	Available
66	6	1C	1	43.2	No	No	£282,000	£169,200	£126	Available
74	7	1G	1	42.6	No	No	£284,000	£170,400	£124	Available
75	7	1F	1	40.9	No	No	£280,000	£168,000	£119	Available
77	7	1D	1	37.6	No	No	£272,000	£163,200	£110	Available
79	7	1B5	1	39	No	No	£276,000	£165,600	£114	Available
80	7	1B4	1	39	No	No	£276,000	£165,600	£114	Available
82	7	1B2	1	39	No	No	£276,000	£165,600	£114	Available
86	8	1G	1	42.6	No	No	£286,000	£171,600	£124	Available
87	8	1F	1	40.9	No	No	£282,000	£169,200	£119	Available
89	8	1D	1	37.6	No	No	£274,000	£164,400	£110	Available
91	8	1B5	1	39	No	No	£278,000	£166,800	£114	Available
92	8	1B4	1	39	No	No	£278,000	£166,800	£114	Available
94	8	1B2	1	39	No	No	£278,000	£166,800	£114	Available