

Addiscombe Grove CRO, Croydon

Phase 1 - Price List

| Door number | Floor | Floorplan type | Bedrooms | Area (sqm) | Outside space | Parking space | Full purchase price | Est. monthly service charge (first year) | Status |
|-------------|-------|----------------|----------|------------|---------------|---------------|---------------------|--|-----------|
| 5 | 1 | 1D | 1 | 37.6 | No | No | £260,000 | £110 | Available |
| 9 | 1 | 1B3 | 1 | 39 | No | No | £264,000 | £114 | Available |
| 11 | 1 | 1B | 1 | 39 | No | No | £264,000 | £114 | Show Flat |
| 12 | 1 | 1A | 1 | 38.6 | No | No | £260,000 | £113 | Show Flat |
| 17 | 2 | 1D | 1 | 37.6 | No | No | £262,000 | £110 | Available |
| 19 | 2 | 1B5 | 1 | 39 | No | No | £266,000 | £114 | Available |
| 20 | 2 | 1B4 | 1 | 39 | No | No | £266,000 | £114 | Available |
| 21 | 2 | 1B3 | 1 | 39 | No | No | £266,000 | £114 | Available |
| 22 | 2 | 1B2 | 1 | 39 | No | No | £266,000 | £114 | Available |
| 23 | 2 | 1B | 1 | 39 | No | No | £266,000 | £114 | Available |
| 41 | 4 | 1D | 1 | 37.6 | No | No | £266,000 | £110 | Available |
| 44 | 4 | 1B4 | 1 | 39 | No | No | £270,000 | £114 | Available |
| 46 | 4 | 1B2 | 1 | 39 | No | No | £270,000 | £114 | Available |
| 53 | 5 | 1D | 1 | 37.6 | No | No | £268,000 | £110 | Available |
| 65 | 6 | 1D | 1 | 37.6 | No | No | £270,000 | £110 | Available |

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

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 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 | Est. monthly service charge (first year) | Status |
|-------------|-------|----------------|----------|------------|---------------|---------------|---------------------|--|-----------|
| 2 | 1 | 1G | 1 | 42.6 | No | No | £272,000 | £124 | Available |
| 3 | 1 | 1F | 1 | 40.9 | No | No | £268,000 | £119 | Available |
| 6 | 1 | 1C | 1 | 43.2 | No | No | £272,000 | £126 | Available |
| 14 | 2 | 1G | 1 | 42.6 | No | No | £274,000 | £124 | Available |
| 15 | 2 | 1F | 1 | 40.9 | No | No | £270,000 | £119 | Available |
| 18 | 2 | 1C | 1 | 43.2 | No | No | £274,000 | £126 | Available |
| 26 | 3 | 1G | 1 | 42.6 | No | No | £276,000 | £124 | Available |
| 27 | 3 | 1F | 1 | 40.9 | No | No | £272,000 | £119 | Available |
| 30 | 3 | 1C | 1 | 43.2 | No | No | £276,000 | £126 | Available |
| 38 | 4 | 1G | 1 | 42.6 | No | No | £278,000 | £124 | Available |
| 39 | 4 | 1F | 1 | 40.9 | No | No | £274,000 | £119 | Available |
| 42 | 4 | 1C | 1 | 43.2 | No | No | £278,000 | £126 | Available |
| 50 | 5 | 1G | 1 | 42.6 | No | No | £280,000 | £124 | Available |
| 51 | 5 | 1F | 1 | 40.9 | No | No | £276,000 | £119 | Available |
| 62 | 6 | 1G | 1 | 42.6 | No | No | £282,000 | £124 | Available |
| 63 | 6 | 1F | 1 | 40.9 | No | No | £278,000 | £119 | Available |
| 74 | 7 | 1G | 1 | 42.6 | No | No | £284,000 | £124 | Available |
| 75 | 7 | 1F | 1 | 40.9 | No | No | £280,000 | £119 | Available |
| 76 | 7 | 1E | 1 | 39.3 | No | No | £276,000 | £115 | Available |
| 77 | 7 | 1D | 1 | 37.6 | No | No | £272,000 | £110 | Available |
| 80 | 7 | 1B4 | 1 | 39 | No | No | £276,000 | £114 | Available |
| 84 | 7 | 1A | 1 | 38.6 | No | No | £272,000 | £113 | Available |
| 86 | 8 | 1G | 1 | 42.6 | No | No | £286,000 | £124 | Available |
| 87 | 8 | 1F | 1 | 40.9 | No | No | £282,000 | £119 | Available |
| 88 | 8 | 1E | 1 | 39.3 | No | No | £278,000 | £115 | Available |
| 89 | 8 | 1D | 1 | 37.6 | No | No | £274,000 | £110 | Available |
| 92 | 8 | 1B4 | 1 | 39 | No | No | £278,000 | £114 | Available |
| 96 | 8 | 1A | 1 | 38.6 | No | No | £274,000 | £113 | Available |