

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	£112	Available
11	1	1B	1	39	No	No	£264,000	£114	Show Flat
12	1	1A	1	38.6	No	No	£260,000	£115	Show Flat
16	2	1E	1	39.3	No	No	£266,000	£117	Available
17	2	1D	1	37.6	No	No	£262,000	£112	Available
19	2	1B5	1	39	No	No	£266,000	£116	Available
21	2	1B3	1	39	No	No	£266,000	£116	Available
22	2	1B2	1	39	No	No	£266,000	£116	Available
23	2	1B	1	39	No	No	£266,000	£116	Available
29	3	1D	1	37.6	No	No	£264,000	£112	Available
31	3	1B5	1	39	No	No	£268,000	£116	Available
32	3	1B4	1	39	No	No	£268,000	£116	Available
33	3	1B3	1	39	No	No	£268,000	£116	Available
34	3	1B2	1	39	No	No	£268,000	£116	Available
41	4	1D	1	37.6	No	No	£266,000	£112	Available
44	4	1B4	1	39	No	No	£270,000	£116	Available
46	4	1B2	1	39	No	No	£270,000	£116	Available
53	5	1D	1	37.6	No	No	£268,000	£112	Available
58	5	1B2	1	39	No	No	£272,000	£114	Available
59	5	1B	1	39	No	No	£272,000	£114	Available
65	6	1D	1	37.6	No	No	£270,000	£112	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 Summer 2021. The development as a whole and all landscaping is expected to be finished in Autumn 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	£126	Available
3	1	1F	1	40.9	No	No	£268,000	£121	Available
6	1	1C	1	43.2	No	No	£272,000	£128	Available
14	2	1G	1	42.6	No	No	£274,000	£126	Available
15	2	1F	1	40.9	No	No	£270,000	£121	Available
18	2	1C	1	43.2	No	No	£274,000	£128	Available
26	3	1G	1	42.6	No	No	£276,000	£126	Available
27	3	1F	1	40.9	No	No	£272,000	£121	Available
38	4	1G	1	42.6	No	No	£278,000	£126	Available
39	4	1F	1	40.9	No	No	£274,000	£121	Available
42	4	1C	1	43.2	No	No	£278,000	£128	Available
50	5	1G	1	42.6	No	No	£280,000	£126	Available
51	5	1F	1	40.9	No	No	£276,000	£121	Available
62	6	1G	1	42.6	No	No	£282,000	£126	Available
63	6	1F	1	40.9	No	No	£278,000	£121	Available
74	7	1G	1	42.6	No	No	£284,000	£126	Available
75	7	1F	1	40.9	No	No	£280,000	£121	Available
77	7	1D	1	37.6	No	No	£272,000	£112	Available
82	7	1B2	1	39	No	No	£276,000	£114	Available
86	8	1G	1	42.6	No	No	£286,000	£126	Available