

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
4	1	1E	1	39.3	No	No	£264,000	£115	Available
5	1	1D	1	37.6	No	No	£260,000	£112	Available
6	1	1C	1	43.2	No	No	£272,000	£128	Available
7	1	1B5	1	39	No	No	£264,000	£114	Available
8	1	1B4	1	39	No	No	£264,000	£114	Available
9	1	1B3	1	39	No	No	£264,000	£116	Available
10	1	1B2	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	£115	Show Flat
29	3	1D	1	37.6	No	No	£264,000	£112	Available
30	3	1C	1	43.2	No	No	£276,000	£128	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
35	3	1B	1	39	No	No	£268,000	£114	Available
36	3	1A	1	38.6	No	No	£264,000	£113	Available
40	4	1E	1	39.3	No	No	£270,000	£115	Available
41	4	1D	1	37.6	No	No	£266,000	£112	Available
42	4	1C	1	43.2	No	No	£278,000	£128	Available
43	4	1B5	1	39	No	No	£270,000	£114	Available
44	4	1B4	1	39	No	No	£270,000	£116	Available
46	4	1B2	1	39	No	No	£270,000	£116	Available
47	4	1B	1	39	No	No	£270,000	£114	Available
48	4	1A	1	38.6	No	No	£266,000	£113	Available
52	5	1E	1	39.3	No	No	£272,000	£115	Available
53	5	1D	1	37.6	No	No	£268,000	£112	Available
56	5	1B4	1	39	No	No	£272,000	£114	Available
58	5	1B2	1	39	No	No	£272,000	£114	Available
59	5	1B	1	39	No	No	£272,000	£114	Available

Key information:

Reservation fee: £500

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 in summer 2021. The development as a whole and all landscaping is expected to be finished in early 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.

Addiscombe Grove CRO, Croydon 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
16	2	1E	1	39.3	No	No	£266,000	£117	Available
17	2	1D	1	37.6	No	No	£262,000	£112	Available
18	2	1C	1	43.2	No	No	£274,000	£128	Available
19	2	1B5	1	39	No	No	£266,000	£116	Available
20	2	1B4	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
24	2	1A	1	38.6	No	No	£262,000	£113	Available
64	6	1E	1	39.3	No	No	£274,000	£115	Available
65	6	1D	1	37.6	No	No	£270,000	£112	Available
67	6	1B5	1	39	No	No	£274,000	£114	Available
68	6	1B4	1	39	No	No	£274,000	£114	Available
69	6	1B3	1	39	No	No	£274,000	£114	Available
70	6	1B2	1	39	No	No	£274,000	£114	Available
71	6	1B	1	39	No	No	£274,000	£114	Available
72	6	1A	1	38.6	No	No	£270,000	£113	Available
76	7	1E	1	39.3	No	No	£276,000	£117	Available
77	7	1D	1	37.6	No	No	£272,000	£112	Available
78	7	1C	1	43.2	No	No	£284,000	£126	Available
79	7	1B5	1	39	No	No	£276,000	£114	Available
80	7	1B4	1	39	No	No	£276,000	£116	Available
81	7	1B3	1	39	No	No	£276,000	£114	Available
82	7	1B2	1	39	No	No	£276,000	£114	Available
84	7	1A	1	38.6	No	No	£272,000	£115	Available
88	8	1E	1	39.3	No	No	£278,000	£117	Available
90	8	1C	1	43.2	No	No	£286,000	£126	Available
91	8	1B5	1	39	No	No	£278,000	£114	Available
93	8	1B3	1	39	No	No	£278,000	£114	Available
95	8	1B	1	39	No	No	£278,000	£114	Available
96	8	1A	1	38.6	No	No	£274,000	£115	Available

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