

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	£117	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	£116	Available
8	1	1B4	1	39	No	No	£264,000	£116	Available
9	1	1B3	1	39	No	No	£264,000	£116	Available
10	1	1B2	1	39	No	No	£264,000	£116	Available
11	1	1B	1	39	No	No	£264,000	£116	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
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	£115	Available
29	3	1D	1	37.6	No	No	£264,000	£112	Available
30	3	1C	1	43.2	No	No	£276,000	£128	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	£116	Available
36	3	1A	1	38.6	No	No	£264,000	£115	Available
40	4	1E	1	39.3	No	No	£270,000	£117	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	£116	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	£116	Available
48	4	1A	1	38.6	No	No	£266,000	£115	Available

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 Autumn 2021. The development as a whole and all landscaping is expected to be finished in early Winter 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
52	5	1E	1	39.3	No	No	£272,000	£117	Available
53	5	1D	1	37.6	No	No	£268,000	£112	Available
54	5	1C	1	43.2	No	No	£280,000	£126	Available
56	5	1B4	1	39	No	No	£272,000	£116	Available
58	5	1B2	1	39	No	No	£272,000	£116	Available
59	5	1B	1	39	No	No	£272,000	£116	Available
64	6	1E	1	39.3	No	No	£274,000	£117	Available
65	6	1D	1	37.6	No	No	£270,000	£112	Available
66	6	1C	1	43.2	No	No	£282,000	£126	Available
68	6	1B4	1	39	No	No	£274,000	£116	Available
69	6	1B3	1	39	No	No	£274,000	£116	Available
70	6	1B2	1	39	No	No	£274,000	£116	Available
71	6	1B	1	39	No	No	£274,000	£116	Available
72	6	1A	1	38.6	No	No	£270,000	£115	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	£128	Available
79	7	1B5	1	39	No	No	£276,000	£116	Available
80	7	1B4	1	39	No	No	£276,000	£116	Available
81	7	1B3	1	39	No	No	£276,000	£116	Available
82	7	1B2	1	39	No	No	£276,000	£116	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	£128	Available
91	8	1B5	1	39	No	No	£278,000	£116	Available
93	8	1B3	1	39	No	No	£278,000	£116	Available
95	8	1B	1	39	No	No	£278,000	£116	Available
96	8	1A	1	38.6	No	No	£274,000	£115	Available

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