

## Addiscombe Grove CRO, Croydon 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	39.8	No	No	£264,000	£117	Available
<b>5*</b>	<b>1</b>	<b>1D</b>	<b>1</b>	<b>37.7</b>	<b>No</b>	<b>No</b>	<b>£260,000</b>	<b>£112</b>	<b>Show Flat</b>
6	1	1C	1	43.3	No	No	£272,000	£128	Available
10	1	1B2	1	39.2	No	No	£264,000	£116	Available
<b>12*</b>	<b>1</b>	<b>1A</b>	<b>1</b>	<b>38.7</b>	<b>No</b>	<b>No</b>	<b>£260,000</b>	<b>£115</b>	<b>Show Flat</b>
17	2	1D	1	37.7	No	No	£262,000	£112	Available
19	2	1B5	1	39.2	No	No	£266,000	£116	Available
24	2	1A	1	38.7	No	No	£262,000	£115	Available
35	3	1B	1	39.2	No	No	£268,000	£116	Available
36	3	1A	1	38.7	No	No	£264,000	£115	Available
40	4	1E	1	39.8	No	No	£270,000	£117	Available
41	4	1D	1	37.7	No	No	£266,000	£112	Available
78	7	1C	1	43.3	No	No	£284,000	£128	Available
91	8	1B5	1	39.2	No	No	£278,000	£116	Available

**Key information:** This is a sample price list

**Reservation fee:** £500

**Lease & ground rent:** One bedroom Pocket homes at Addiscombe Grove CRO are sold with a 125 year lease and with a peppercorn ground rent.

**Service charge:** Payable to the Managing Agent, Haus Block Management, and reviewed annually based on actual spend. When reviewed, the service charge will reflect the rising cost of living. 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.

**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.