

Addiscombe Grove CRO, Croydon

Sample 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	£230,000	£127	Available
4	1	1E	1	39.8	No	No	£244,000	£117	Available
5*	1	1D	1	37.7	No	No	£230,000	£112	Show Flat
7	1	1B5	1	39.2	No	No	£254,000	£116	Available
14	2	1G	1	42.6	No	No	£232,000	£127	Available
24	2	1A	1	38.7	No	No	£252,000	£115	Available
40	4	1E	1	39.8	No	No	£250,500	£117	Available
41	4	1D	1	37.7	No	No	£236,500	£112	Available
67	6	1B5	1	39.2	No	No	£265,500	£116	Available
79	7	1B5	1	39.2	No	No	£268,000	£116	Available
100	9	1B	1	39.2	No	No	£273,000	£116	Available

Key information: This is a sample price list

Incentives: Deposit contribution incentives available

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 with respect to Blue Badge holders) and homeowners will not be granted a residents' parking permit. A three-year (from March 2022) 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.

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