

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	Status
3	1	1F	1	41.1	No	No	£244,000	£124	Available
4	1	1E	1	39.8	No	No	£244,000	£119	Available
5*	1	1D	1	37.7	No	No	£230,000	£114	Show Flat
7	1	1B5	1	39.2	No	No	£254,000	£118	Available
14	3	1G	1	42.6	No	No	£242,000	£129	Sold
24	2	1A	1	38.7	No	No	£252,000	£117	Sold
40	4	1E	1	39.8	No	No	£250,500	£119	Available
41	4	1D	1	37.7	No	No	£236,500	£114	Reserved
79	7	1B5	1	39.2	No	No	£268,000	£118	Reserved
115	12	1B	1	39.2	No	No	£280,500	£118	Available
116	12	1A	1	38.7	No	No	£275,500	£117	Available
131	15	1A	1	38.7	No	No	£283,000	£117	Available

Key information: This is a sample price list

Incentives available please speak to a member of the sales team

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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