

Addiscombe Grove CRO, Croydon

Sample price list - remaining homes

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Discounted purchase price	Est. monthly service charge	Status
5	1	1D	1	37.7	No	No	£230,000	£131	Show Flat
10	1	1B2	1	39.2	No	No	£242,000	£135	Ikea Show Flat
12	1	1A	1	38.7	No	No	£237,000	£134	Show Flat
15	2	1F	1	41.1	No	No	£246,000	£142	Available
16	2	1E	1	39.8	No	No	£248,000	£136	Available
19	2	1B5	1	39.2	No	No	£244,000	£135	Available
26	3	1G	1	42.6	No	No	£234,000	£148	Available
30	3	1C	1	43.3	No	No	£266,000	£150	Available
41	4	1D	1	37.7	No	No	£199,999	£131	Available
120	13	1B	1	39.2	No	No	£283,000	£135	Available
121	13	1A	1	38.7	No	No	£278,000	£134	Available

This is a sample price list showing a selection of remaining homes only.

Black Friday Special offer: Apartment 41 is available with an increased Pocket discount (at £199,999) as a limited time offer. Expressions of Interest will need to be submitted by 30 November and the purchaser will be selected via a lottery. Reservation will need to be made by 5 December 2023 and completion will need to take place by 31 January 2024. This is a limited time offer and cannot be used in conjunction with any other offer.

Incentive: On all other homes, an incentive of £2,500 towards move-in costs is available if you complete within six weeks of your legal pack being issued.

Reservation fee: £500

Lease & ground rent: One bedroom Pocket homes at Addiscombe Grove CRO are sold with a 125 year lease (from March 2022) 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 (from March 2022)

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.

Nov-23