

## Addiscombe Grove CRO, Croydon

### Price List - Last 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	£232,000	£135	IKEA Show Flat
12	1	1A	1	38.7	No	No	£232,000	£134	Show Flat
<b>22</b>	<b>2</b>	<b>1B2</b>	<b>1</b>	<b>39.2</b>	<b>No</b>	<b>No</b>	<b>£234,000</b>	<b>£135</b>	<b>Available</b>
26	3	1G	1	42.6	No	No	£232,000	£148	Reserved
27	3	1F	1	41.1	No	No	£232,000	£142	Reserved
30	3	1C	1	43.3	No	No	£246,000	£150	Reserved
<b>32</b>	<b>3</b>	<b>1B4</b>	<b>1</b>	<b>39.2</b>	<b>No</b>	<b>No</b>	<b>£236,000</b>	<b>£135</b>	<b>Available</b>
<b>34</b>	<b>3</b>	<b>1B2</b>	<b>1</b>	<b>39.2</b>	<b>No</b>	<b>No</b>	<b>£236,000</b>	<b>£135</b>	<b>Reserved</b>
<b>38</b>	<b>4</b>	<b>1G</b>	<b>1</b>	<b>42.6</b>	<b>No</b>	<b>No</b>	<b>£199,999</b>	<b>£148</b>	<b>Available</b>
39	4	1F	1	41.1	No	No	£234,000	£142	Reserved
<b>86</b>	<b>8</b>	<b>1G</b>	<b>1</b>	<b>42.6</b>	<b>No</b>	<b>No</b>	<b>£240,000</b>	<b>£148</b>	<b>Available</b>
<b>87</b>	<b>8</b>	<b>1F</b>	<b>1</b>	<b>41.1</b>	<b>No</b>	<b>No</b>	<b>£240,000</b>	<b>£142</b>	<b>Available</b>
<b>88</b>	<b>8</b>	<b>1E</b>	<b>1</b>	<b>39.8</b>	<b>No</b>	<b>No</b>	<b>£242,000</b>	<b>£136</b>	<b>Available</b>
100	9	1B	1	39.2	No	No	£248,000	£135	Reserved
105	10	1B	1	39.2	No	No	£250,000	£135	Reserved
<b>106</b>	<b>10</b>	<b>1A</b>	<b>1</b>	<b>38.7</b>	<b>No</b>	<b>No</b>	<b>£250,000</b>	<b>£134</b>	<b>Available</b>
<b>110</b>	<b>11</b>	<b>1B</b>	<b>1</b>	<b>39.2</b>	<b>No</b>	<b>No</b>	<b>£256,000</b>	<b>£135</b>	<b>Available</b>
<b>115</b>	<b>12</b>	<b>1B</b>	<b>1</b>	<b>39.2</b>	<b>No</b>	<b>No</b>	<b>£258,000</b>	<b>£135</b>	<b>Available</b>

**Incentive:** 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.

Mar-24