

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
39	4	1F	1	41.1	No	No	£199,999	£142	Available
40	4	1E	1	39.8	No	No	£230,000	£136	Reserved
87	8	1F	1	41.1	No	No	£230,000	£142	Available
88	8	1E	1	39.8	No	No	£230,000	£136	Under Offer
91	8	1B5	1	39.2	No	No	£236,000	£135	Available
99	9	1B2	1	39.2	No	No	£238,000	£135	Available
105	10	1B	1	39.2	No	No	£240,000	£135	Available
110	11	1B	1	39.2	No	No	£246,000	£135	Available
115	12	1B	1	39.2	No	No	£248,000	£135	Available
130	15	1B	1	39.2	No	No	£254,000	£135	Available

May offer: Apartment 39 is available with an increased Pocket discount (at £199,999) as a limited time offer. Expressions of Interest will need to be submitted by 19 May and the purchaser will be selected via a lottery. Reservation will need to be made by 27 May 2024 and completion will need to take place by 15 July 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 5% 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.

May 2024