

Addiscombe Grove CRO, Croydon
Price List - New Release

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Discounted purchase price	Est. monthly service charge	Status
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
56	5	1B4	1	39.2	No	No	£232,000	£147	Reserved
58	5	1B2	1	39.2	No	No	£232,000	£147	Available
59	5	1B	1	39.2	No	No	£232,000	£147	Available
81	7	1B3	1	39.2	No	No	£236,000	£147	Available
82	7	1B2	1	39.2	No	No	£236,000	£147	Available
83	7	1B	1	39.2	No	No	£236,000	£147	Available
84	7	1A	1	38.7	No	No	£236,000	£145	Available
92	8	1B4	1	39.2	No	No	£238,000	£147	Available
93	8	1B3	1	39.2	No	No	£238,000	£147	Available
95	8	1B	1	39.2	No	No	£238,000	£147	Available
96	8	1A	1	38.7	No	No	£238,000	£145	Available

Incentive: We're currently offering an incentive of 5% deposit top-up if you complete within six weeks of your legal pack being issued (5% of the discounted purchase price)

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. On completion, service charge will be payable until the end of the financial year in which completion takes place. A Residents' Management Company (RMC) has been formed, 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: A washing machine and dishwasher have been installed in all of these available homes. Window blinds are also included.

Jul-24