

Addiscombe Grove CRO, Croydon Price List - Last Remaining Homes

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Discounted purchase price	5% cashback incentive	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
58*	5	1B2	1	39.2	No	No	£232,000	£11,600	£147	Available
81*	7	1B3	1	39.2	No	No	£236,000	£11,800	£147	Reserved
82*	7	1B2	1	39.2	No	No	£236,000	£11,800	£147	Under offer
83*	7	1B	1	39.2	No	No	£236,000	£11,800	£147	Reserved
90	8	1C	1	43.3	No	No	£246,000	£12,300	£162	Under offer
92*	8	1B4	1	39.2	No	No	£238,000	£11,900	£147	Under offer
95*	8	1B	1	39.2	No	No	£238,000	£11,900	£147	Available
96*	8	1A	1	38.7	No	No	£238,000	£11,900	£145	Available
115	12	1B	1	39.2	No	No	£248,000	£12,400	£147	Available
130	15	1B	1	39.2	No	No	£254,000	£12,700	£147	Under Offer

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: Homes marked with a * have a washing machine and dishwasher installed, and window blinds are also included. For other homes, plumbing and wiring for a washing machine and a dishwasher is provided.

September 2024