

## 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                  |                       | IKEA Show Flat              |                  |
| 12          | 1         | 1A             | 1        | 38.7        | No            | No            | £232,000                  |                       | Show Flat                   |                  |
| <b>82*</b>  | <b>7</b>  | <b>1B2</b>     | <b>1</b> | <b>39.2</b> | <b>No</b>     | <b>No</b>     | <b>£236,000</b>           | <b>£11,800</b>        | <b>£147</b>                 | <b>Available</b> |
| 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                        | Reserved         |
| <b>92*</b>  | <b>8</b>  | <b>1B4</b>     | <b>1</b> | <b>39.2</b> | <b>No</b>     | <b>No</b>     | <b>£238,000</b>           | <b>£11,900</b>        | <b>£147</b>                 | <b>Available</b> |
| <b>96*</b>  | <b>8</b>  | <b>1A</b>      | <b>1</b> | <b>38.7</b> | <b>No</b>     | <b>No</b>     | <b>£238,000</b>           | <b>£11,900</b>        | <b>£145</b>                 | <b>Available</b> |
| <b>106</b>  | <b>10</b> | <b>1A</b>      | <b>1</b> | <b>38.7</b> | <b>No</b>     | <b>No</b>     | <b>£240,000</b>           | <b>£12,000</b>        | <b>£145</b>                 | <b>Available</b> |
| 110         | 11        | 1B             | 1        | 39.2        | No            | No            | £246,000                  | £12,300               | £147                        | Under offer      |
| 115         | 12        | 1B             | 1        | 39.2        | No            | No            | £248,000                  | £12,400               | £147                        | Reserved         |
| <b>130</b>  | <b>15</b> | <b>1B</b>      | <b>1</b> | <b>39.2</b> | <b>No</b>     | <b>No</b>     | <b>£254,000</b>           | <b>£12,700</b>        | <b>£147</b>                 | <b>Available</b> |

Homes are offered with a 5% cashback incentive on the basis that completion takes place on or before 10 March 2025, this can be used towards your deposit or furniture.

**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 by the Managing Agent, of which all homeowners will become members.

**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.

**EPC:** B rating

**Council tax:** Band C

**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.

January 2025