

## Key information

**Incentives:** 3% deposit contribution available for Flats 63, 70 & 71, or furniture packs included for all remaining homes on the basis that completion takes place within 6 weeks of legal pack issue.

**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.

**EPC:** B rating

**Council tax:** Band C

\*Flat 50 is offered at a deeper Pocket discount, as this home has been briefly rented and will be sold in its existing decorative condition. A washing machine and dishwasher is installed, and window blinds are also included. You will benefit from a 2-year defect period.

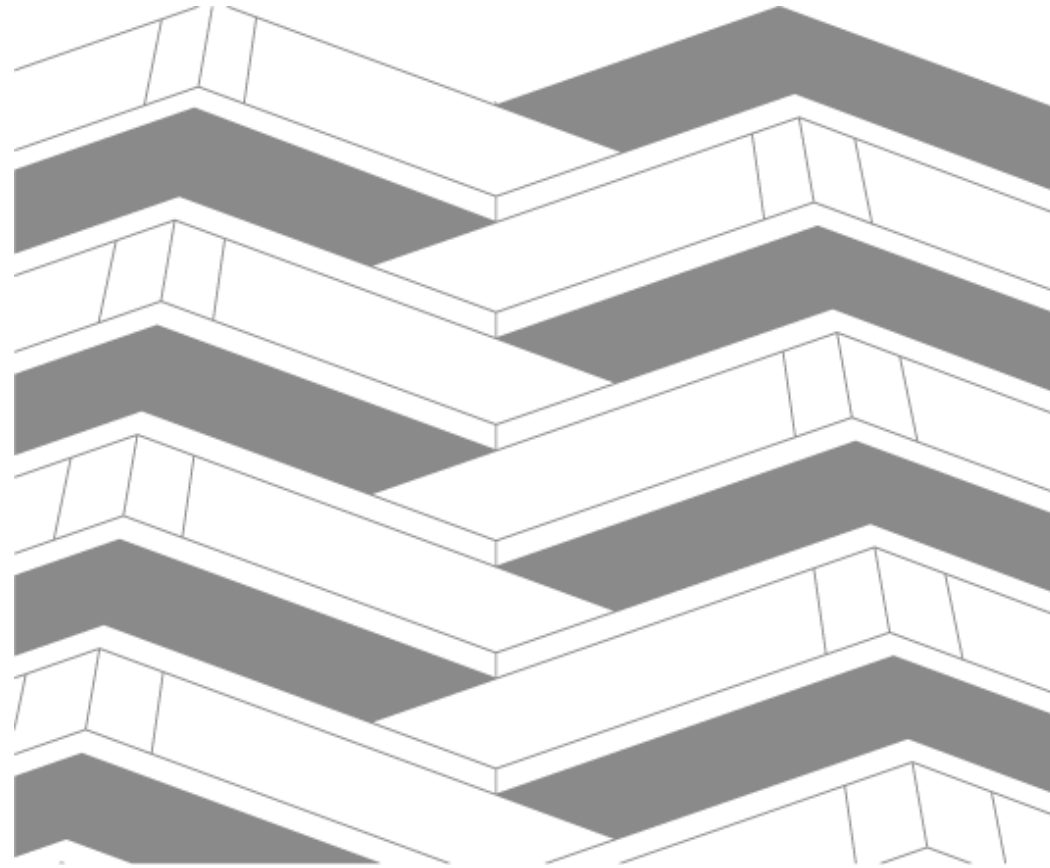
Our remaining homes have been briefly rented and come with a dishwasher and washing machine, with window blinds included. The homes will be redecorated. You will benefit from a 2-year defect period, which does not include decorative snags.

October 2025

# Addiscombe Grove CRO East Croydon

## Price List

Remaining availability: over 80% sold



Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Discounted purchase price	Incentive	Est. monthly service charge	Status
10	1	1B2	1	39.2	No	No	IKEA Show Flat			
12	1	1A	1	38.7	No	No	Show Flat			
50	5	1G	1	42.6	No	No	£199,999	Furniture pack	£164	Available
54	5	1C	1	43.3	No	No	£232,000	Furniture pack	£167	Available
62	6	1G	1	42.6	No	No	£227,000	Furniture pack	£164	Reserved
63	6	1F	1	41.1	No	No	£227,000	£6,810	£154	Available
64	6	1E	1	39.8	No	No	£227,000	Furniture pack	£152	Under Offer
65	6	1D	1	37.7	No	No	£199,999	n/a	£145	Under Offer
70	6	1B2	1	39.2	No	No	£231,000	£6,930	£151	Available
71	6	1B	1	39.2	No	No	£231,000	£6,930	£151	Available
74*	7	1G	1	42.6	No	No	£199,999	Furniture pack	£164	Reserved
76	7	1E	1	39.8	No	No	£229,000	Furniture pack	£152	Under Offer