

Addiscombe Grove CRO

Price list

Key information

Reservation fee: £500

Incentive: Furniture packs included for select homes; Flat 27 is offered at a higher discount with no further.

Minimum deposit: 10% of the purchase price

Lease and ground rent: Pocket homes at Addiscombe Grove CRO are sold with a 125-year lease from March 2022 and have a peppercorn annual ground rent (a nominal charge, usually £1).

EPC rating: B

Service charge: Payable to the Managing Agent, Haus Block Management. 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.

We endeavour to make our service charge budgets realistic, and the increases in energy costs in recent times have had a considerable impact. As a result, service charge budgets are currently higher than we would like them to be, however we prefer to make them as accurate as possible. Service charges will be reviewed annually based on actual spend.

Council Tax: Band C

Building Warranty: 10-year Premier Guarantee (from March 2022)

Parking: Addiscombe Grove CRO is a car-free development (apart from with respect to two shared spaces for Blue Badge holders, available on a first come first serve basis) and homeowners will not be granted a residents' parking permit.

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.

*Flat 27 has been used as an office and will be fully redecorated.

**Flats 64 and 76 have been briefly rented, fully redecorated and sold on a sold-as-seen basis, and benefit from a 2-year defect period. A washing machine and dishwasher are included with these homes.

Date: November 2025

pocketliving.com

Addiscombe Grove CRO Croydon

Price List

Last homes – show homes now available for sale

Door no	Floor level	Floorplan type	Bedrooms	Area (sqm)	Car Parking	Outside space	Discounted purchase price	Incentive	Est. monthly service charge Mar 25 - Mar 26	Status
5	1	1D	1	37.7	No	No	£227,000	Premium show home furniture	£145	Available
10	1	1B2	1	39.2	No	No	£231,000	Premium show home furniture	£149	Available
12	1	1A	1	38.7	No	No	£231,000	Premium show home furniture	£151	Available
27	3	1F	1	41.1	No	No	£199,999	n/a	£154	Available
54	5	1C	1	43.3	No	No	£232,000	Furniture pack	£167	Reserved
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 deposit contribution	£154	Reserved
64	6	1E	1	39.8	No	No	£227,000	Furniture pack	£152	Available
65	6	1D	1	37.7	No	No	£199,999	n/a	£145	Reserved
71	6	1B2	1	39.2	No	No	£231,000	£6,930 deposit contribution	£151	Reserved
76	6	1E	1	39.8	No	No	£229,000	Furniture pack	£152	Available
86	8	1G	1	42.6	No	No	£231,000	£6,930 deposit contribution	£164	Reserved