Key information

Lease & ground rent: One bedroom Pocket homes at Addiscombe Grove CR0 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 CR0 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

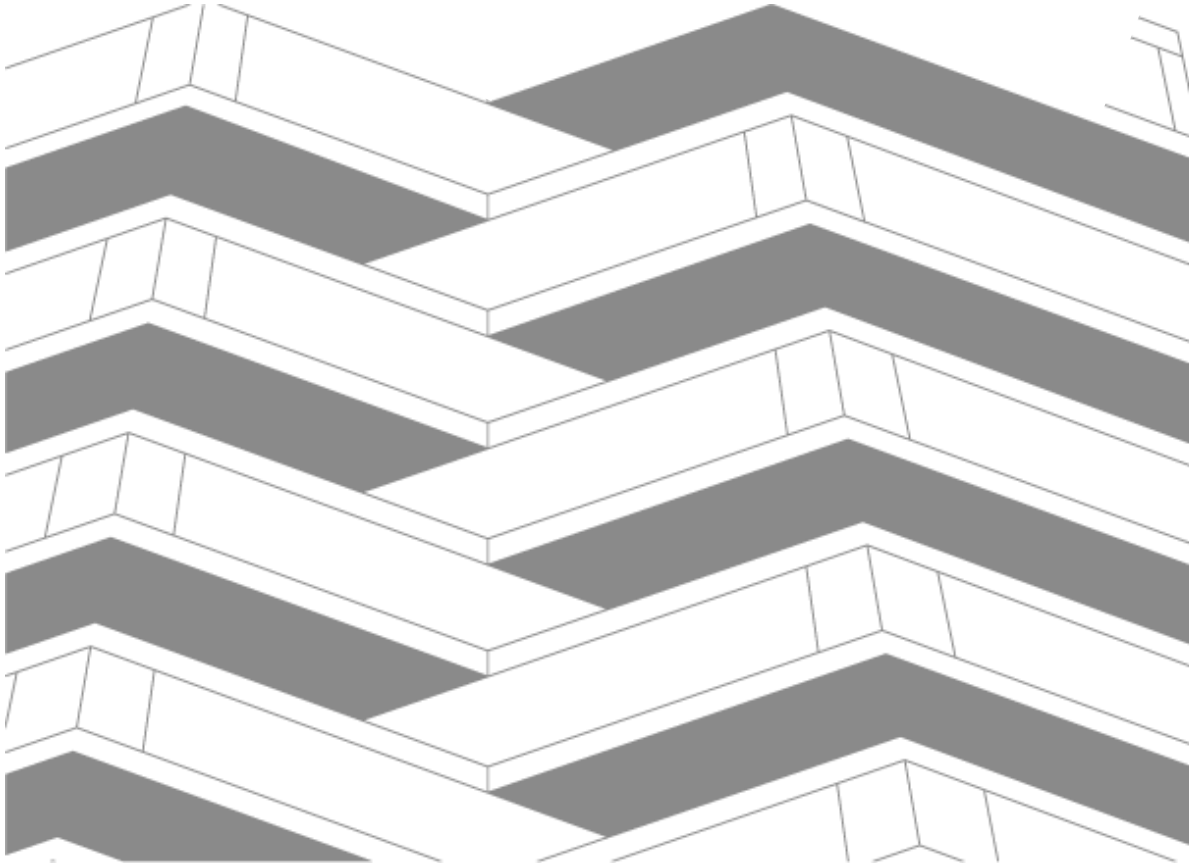
Council tax: Band C

**Flats 64 and 76 have been briefly rented, redecorated and will be sold in their existing decorative condition. You will benefit from a 2-year defect period, which does not include decorative snags. A dishwasher and washing machine are provided.

October 2026

Addiscombe Grove CR0
East Croydon

Price List



Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Discounted purchase price	Deposit contribtuion incentive	Est. monthly service charge for March 2026-2027	Status
**64	6	1E	1	39.8	No	No	£199,999	-	£152	Reserved
**76	7	1E	1	39.8	No	No	£199,999	-	£152	Reserved