

## 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	
52*	5	1E	1	39.8	No	No	£232,000	£11,600	£148	Under Offer
<b>53**</b>	<b>5</b>	<b>1D</b>	<b>1</b>	<b>37.7</b>	<b>No</b>	<b>No</b>	<b>£199,999</b>	<b>N/A</b>	<b>£141</b>	<b>Available</b>
<b>54*</b>	<b>5</b>	<b>1C</b>	<b>1</b>	<b>43.3</b>	<b>No</b>	<b>No</b>	<b>£242,000</b>	<b>£12,100</b>	<b>£162</b>	<b>Available</b>
<b>66*</b>	<b>8</b>	<b>1C</b>	<b>1</b>	<b>43.3</b>	<b>No</b>	<b>No</b>	<b>£244,000</b>	<b>£12,200</b>	<b>£162</b>	<b>Available</b>
99	9	1B2	1	39.2	No	No	£240,000	£11,900	£147	Under Offer
106	10	1A	1	38.7	No	No	£242,000	£12,100	£145	Under Offer

The 5% cashback incentive is offered on all homes except Flat 53, on the basis that completion takes place on or before 02 June 2025. This can be used towards your deposit.

**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

**\*\*Flat 53** 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.

**\*Homes marked with a \*** have been briefly rented and come with a dishwasher and washing machine, with window blinds included. The homes will be fully redecorated. You will benefit from a 2-year defect period.

April 2025