



Cairo Apartments - Price List

Verde House, 1 Cairo New Road, Croydon, CR0 1GE

Satnav Postcode: CR0 1XP

Published 07/08/2021



Availability	Plot	Address	Floor / Unit	Gross Internal Area (m ²)	Gross Internal Area (ft ²)	Bedrooms	Outdoor Space	Full Market Value [1]	Minimum Share %	Minimum Share Value [2]	Minimum Deposit (5%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage Payment [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
1 Bedroom Apartments (Floorplan Brochure Page 17)															
RESERVED	5.06	Flat 51 Verde House, 1 Cairo New Road, Croydon, CR0 1XP	Fifth	50.8	546.8	1 bed / 1 bath	Private Balcony - South Facing								
ALLOCATED	6.06	Flat 58 Verde House, 1 Cairo New Road, Croydon, CR0 1XP	Sixth	50.8	546.8	1 bed / 1 bath	Private Balcony - South Facing								
SOLD	7.06	Flat 65 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Seventh	50.8	546.8	1 bed / 1 bath	Private Balcony - South Facing								
ALLOCATED	8.06	Flat 72 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Eighth	50.8	546.8	1 bed / 1 bath	Private Balcony - South Facing								
AVAILABLE	9.06	Flat 79 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Ninth	50.8	546.8	1 bed / 1 bath	Private Balcony - South Facing	£302,500	25%	£75,625	£3,781.25	£519.92	£378.98	£153.97	£1,052.87
AVAILABLE	10.06	Flat 86 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Tenth	50.8	546.8	1 bed / 1 bath	Private Balcony - South Facing	£305,000	25%	£76,250	£3,812.50	£524.22	£382.11	£153.97	£1,060.30
AVAILABLE	11.06	Flat 93 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Eleventh	50.8	546.8	1 bed / 1 bath	Private Balcony - South Facing	£305,000	25%	£76,250	£3,812.50	£524.22	£382.11	£153.97	£1,060.30
AVAILABLE	12.06	Flat 100 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Twelfth	50.8	546.8	1 bed / 1 bath	Private Balcony - South Facing	£307,500	25%	£76,875	£3,843.75	£528.52	£385.24	£153.97	£1,067.73

1 Bedroom Apartments (Floorplan Brochure Page 18)															
SOLD	6.05	Flat 57 Verde House, 1 Cairo New Road, Croydon, CR0 1XP	Sixth	50.2	540.4	1 bed / 1 bath	Private Balcony - East Facing								
AVAILABLE	7.05	Flat 64 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Seventh	50.2	540.4	1 bed / 1 bath	Private Balcony - East Facing	£300,000	25%	£75,000	£3,750.00	£515.63	£375.84	£153.97	£1,045.44
AVAILABLE	8.05	Flat 71 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Eighth	50.2	540.4	1 bed / 1 bath	Private Balcony - East Facing	£302,500	25%	£75,625	£3,781.25	£519.92	£378.98	£153.97	£1,052.87
RESERVED	9.05	Flat 78 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Ninth	50.2	540.4	1 bed / 1 bath	Private Balcony - East Facing								
AVAILABLE	10.05	Flat 85 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Tenth	50.2	540.4	1 bed / 1 bath	Private Balcony - East Facing	£305,000	25%	£76,250	£3,812.50	£524.22	£382.11	£153.97	£1,060.30
AVAILABLE	11.05	Flat 92 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Eleventh	50.2	540.4	1 bed / 1 bath	Private Balcony - East Facing	£305,000	25%	£76,250	£3,812.50	£524.22	£382.11	£153.97	£1,060.30
RESERVED	12.05	Flat 99 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Twelfth	50.2	540.4	1 bed / 1 bath	Private Balcony - East Facing								

Show flat not currently available

Wheelchair adaptable unit

* Parking is specifically allocated to each property and cannot be changed or transferred. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

[1] Prices are based on market valuation carried out by an independent RICS Valuer every 3 months.

[2] Applicants will be required to purchase the maximum share they are able to afford as determined by an independent financial advisor.

[3] Rent is based on 2.75% of the unsold share. Rent increases annually and effective from 1st April each year based on the terms set out in the lease. Please ensure you discuss this with your solicitor and factor in future rent increases into your budgets.

[4] Mortgage rate is based on a 90% repayment loan over 25 years with interest rate of 3.99% (this assumes you will be paying a 5% deposit). Eligibility criteria apply. Purchasers may be eligible for a 5% deposit, please contact our nominated financial advisor to discuss options.

[5] Service charge figures are estimates based on information provided to us by the developers and managing agents. Service charges are reviewed annually and are effective from 1st April each year. Service charge will increase year on year. You are recommended to factor in any increases into your costings.

YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.



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2 Bedroom Apartments (Floorplan Brochure Page 20)															
SOLD	3.05	Flat 27 Verde House, 1 Cairo New Road, Croydon, CR0 1XP	Third	70.4	757.8	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing								
RESERVED	3.06	Flat 28 Verde House, 1 Cairo New Road, Croydon, CR0 1XP	Third	70.4	757.8	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing								
2 Bedroom Apartments (Floorplan Brochure Page 23)															
RESERVED	13.01	Flat 102 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Thirteenth	81	871.9	2 bed / 1 bath	2 Private Balconies - North & East Facing								
2 Bedroom Apartments (Floorplan Brochure Page 21)															
AVAILABLE	12.02	Flat 96 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Twelfth	70.5	758.9	2 bed / 1 bath / 1 en suite	Private Balcony - North Facing	£417,500	25%	£104,375	£5,218.75	£717.58	£523.05	£188.04	£1,428.67
2 Bedroom Apartments (Floorplan Brochure Page 22)															
SHOW HOME	5.01	Flat 46 Verde House, 1 Cairo New Road, Croydon, CR0 1XP	Fifth	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£397,500	25%	£99,375	£4,968.75	£683.20	£497.99	£188.04	£1,369.24
AVAILABLE	6.01	Flat 53 Verde House, 1 Cairo New Road, Croydon, CR0 1XP	Sixth	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£400,000	25%	£100,000	£5,000.00	£687.50	£501.13	£188.04	£1,376.67
AVAILABLE	7.01	Flat 60 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Seventh	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£405,000	25%	£101,250	£5,062.50	£696.09	£507.39	£188.04	£1,391.52
RESERVED	8.01	Flat 67 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Eighth	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing								
AVAILABLE	9.01	Flat 74 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Ninth	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£410,000	25%	£102,500	£5,125.00	£704.69	£513.65	£188.04	£1,406.38
AVAILABLE	10.01	Flat 81 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Tenth	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£412,500	25%	£103,125	£5,156.25	£708.98	£516.79	£188.04	£1,413.81
AVAILABLE	11.01	Flat 88 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Eleventh	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£415,000	25%	£103,750	£5,187.50	£713.28	£519.92	£188.04	£1,421.24
AVAILABLE	12.01	Flat 95 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Twelfth	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£417,500	25%	£104,375	£5,218.75	£717.58	£523.05	£188.04	£1,428.67
3 Bedroom Apartment (Floorplan Brochure Page 25)															
RESERVED	13.02	Flat 103 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	Thirteenth	107.4	1156.1	3 bed / 1 bath / 1 en suite	3 Private Balconies - North, East & South Facing								

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