

# The Grove, Croydon - Price List

30 Addiscombe Grove, Croydon, CR0 5BY

Satnav Postcode: CR0 5LP

Published 30/04/2021



Availability	Plot	Address	Floor	Gross Internal Area (m <sup>2</sup> )	Gross Internal Area (ft <sup>2</sup> )	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
<b>2 Bedroom Apartments (Brochure Page 26)</b>															
AVAILABLE	11.02	Flat 109, 30 Addiscombe Grove, CR0 5BY	11	61.7	664.1	2 Bed / 1 Bath	Private Balcony - East Facing	£425,000	25%	£106,250	£5,312.50	£730.47	£534.97	£191.70	£1,457.14
AVAILABLE	12.02	Flat 114, 30 Addiscombe Grove, CR0 5BY	12	61.7	664.1	2 Bed / 1 Bath	Private Balcony - East Facing	£429,000	25%	£107,250	£5,362.50	£737.34	£540.00	£191.70	£1,469.05
AVAILABLE	13.02	Flat 119, 30 Addiscombe Grove, CR0 5BY	13	61.7	664.1	2 Bed / 1 Bath	Private Balcony - East Facing	£433,000	25%	£108,250	£5,412.50	£744.22	£545.04	£191.70	£1,480.96
AVAILABLE	14.02	Flat 124, 30 Addiscombe Grove, CR0 5BY	14	61.7	664.1	2 Bed / 1 Bath	Private Balcony - East Facing	£437,000	25%	£109,250	£5,462.50	£751.09	£550.07	£191.70	£1,492.87
AVAILABLE	15.02	Flat 129, 30 Addiscombe Grove, CR0 5BY	15	61.7	664.1	2 Bed / 1 Bath	Private Balcony - East Facing	£441,000	25%	£110,250	£5,512.50	£757.97	£555.11	£191.70	£1,504.78
AVAILABLE	16.02	Flat 134, 30 Addiscombe Grove, CR0 5BY	16	61.7	664.1	2 Bed / 1 Bath	Private Balcony - East Facing	£445,000	25%	£111,250	£5,562.50	£764.84	£560.14	£191.70	£1,516.69
AVAILABLE	17.02	Flat 139, 30 Addiscombe Grove, CR0 5BY	17	61.7	664.1	2 Bed / 1 Bath	Private Balcony - East Facing	£449,000	25%	£112,250	£5,612.50	£771.72	£565.18	£191.70	£1,528.60
AVAILABLE	18.02	Flat 144, 30 Addiscombe Grove, CR0 5BY	18	61.7	664.1	2 Bed / 1 Bath	Private Balcony - East Facing	£453,000	25%	£113,250	£5,662.50	£778.59	£570.21	£191.70	£1,540.51
AVAILABLE	19.02	Flat 149, 30 Addiscombe Grove, CR0 5BY	19	61.7	664.1	2 Bed / 1 Bath	Private Balcony - East Facing	£457,000	25%	£114,250	£5,712.50	£785.47	£575.25	£191.70	£1,552.42
<b>2 Bedroom Apartments (Brochure Page 25)</b>															
AVAILABLE	9.01	Flat 98, 30 Addiscombe Grove, CR0 5BY	9	67.8	729.8	2 Bed / 1 Bath / 1 En Suite	Private Balcony - East Facing	£432,000	25%	£108,000	£5,400.00	£742.50	£543.78	£210.65	£1,496.93
RESERVED	11.01	Flat 108, 30 Addiscombe Grove, CR0 5BY	11	67.6	727.6	2 Bed / 1 Bath / 1 En Suite	Private Balcony - East Facing	£440,000	25%	£110,000	£5,500.00	£756.25	£553.85	£210.03	£1,520.13
AVAILABLE	12.01	Flat 113, 30 Addiscombe Grove, CR0 5BY	12	67.6	727.6	2 Bed / 1 Bath / 1 En Suite	Private Balcony - East Facing	£444,000	25%	£111,000	£5,550.00	£763.13	£558.89	£210.03	£1,532.04
AVAILABLE	13.01	Flat 118, 30 Addiscombe Grove, CR0 5BY	13	67.6	727.6	2 Bed / 1 Bath / 1 En Suite	Private Balcony - East Facing	£448,000	25%	£112,000	£5,600.00	£770.00	£563.92	£210.03	£1,543.95
AVAILABLE	14.01	Flat 123, 30 Addiscombe Grove, CR0 5BY	14	67.6	727.6	2 Bed / 1 Bath / 1 En Suite	Private Balcony - East Facing	£452,000	25%	£113,000	£5,650.00	£776.88	£568.96	£210.03	£1,555.86
AVAILABLE	15.01	Flat 128, 30 Addiscombe Grove, CR0 5BY	15	67.6	727.6	2 Bed / 1 Bath / 1 En Suite	Private Balcony - East Facing	£456,000	25%	£114,000	£5,700.00	£783.75	£573.99	£210.03	£1,567.77
AVAILABLE	16.01	Flat 133, 30 Addiscombe Grove, CR0 5BY	16	67.6	727.6	2 Bed / 1 Bath / 1 En Suite	Private Balcony - East Facing	£460,000	25%	£115,000	£5,750.00	£790.63	£579.03	£210.03	£1,579.68
AVAILABLE	17.01	Flat 138, 30 Addiscombe Grove, CR0 5BY	17	67.6	727.6	2 Bed / 1 Bath / 1 En Suite	Private Balcony - East Facing	£459,000	25%	£114,750	£5,737.50	£788.91	£577.77	£210.03	£1,576.70
AVAILABLE	18.01	Flat 143, 30 Addiscombe Grove, CR0 5BY	18	67.6	727.6	2 Bed / 1 Bath / 1 En Suite	Private Balcony - East Facing	£468,000	25%	£117,000	£5,850.00	£804.38	£589.10	£210.03	£1,603.50
AVAILABLE	19.01	Flat 148, 30 Addiscombe Grove, CR0 5BY	19	67.6	727.6	2 Bed / 1 Bath / 1 En Suite	Private Balcony - East Facing	£472,000	25%	£118,000	£5,900.00	£811.25	£594.13	£210.03	£1,615.41

Show home not currently available

**IMPORTANT INFORMATION - PLEASE READ CAREFULLY**

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

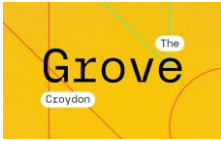
[2] Applicants will be required to purchase the maximum share they are able to afford as determined by an independent financial advisor.

[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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Availability	Plot	Address	Floor	Gross Internal Area (m <sup>2</sup> )	Gross Internal Area (ft <sup>2</sup> )	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
<b>2 Bedroom Apartments (Brochure Page 24)</b>															
SHOW HOME	1.12	Flat 1, 30 Addiscombe Grove, CR0 5BX	1	66.5	715.8	2 Bed / 1 Bathroom	Private Winter Garden - North West Facing	£405,000	25%	£101,250	£5,062.50	£696.09	£509.79	£206.61	£1,412.50
AVAILABLE	2.12	Flat 13, 30 Addiscombe Grove, CR0 5BX	2	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£399,000	25%	£99,750	£4,987.50	£685.78	£502.24	£205.06	£1,393.08
AVAILABLE	3.12	Flat 25, 30 Addiscombe Grove, CR0 5BX	3	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£403,000	25%	£100,750	£5,037.50	£692.66	£507.28	£205.06	£1,404.99
AVAILABLE	4.12	Flat 37, 30 Addiscombe Grove, CR0 5BX	4	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£407,000	25%	£101,750	£5,087.50	£699.53	£512.31	£205.06	£1,416.90
AVAILABLE	5.12	Flat 49, 30 Addiscombe Grove, CR0 5BX	5	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£411,000	25%	£102,750	£5,137.50	£706.41	£517.35	£205.06	£1,428.81
AVAILABLE	6.12	Flat 61, 30 Addiscombe Grove, CR0 5BX	6	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£415,000	25%	£103,750	£5,187.50	£713.28	£522.38	£205.06	£1,440.72
AVAILABLE	7.12	Flat 73, 30 Addiscombe Grove, CR0 5BY	7	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£419,000	25%	£104,750	£5,237.50	£720.16	£527.42	£205.06	£1,452.63
AVAILABLE	8.12	Flat 85, 30 Addiscombe Grove, CR0 5BY	8	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£423,000	25%	£105,750	£5,287.50	£727.03	£532.45	£205.06	£1,464.54
AVAILABLE	9.05	Flat 97, 30 Addiscombe Grove, CR0 5BY	9	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£427,000	25%	£106,750	£5,337.50	£733.91	£537.49	£205.06	£1,476.45
AVAILABLE	10.05	Flat 102, 30 Addiscombe Grove, CR0 5BY	10	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£431,000	25%	£107,750	£5,387.50	£740.78	£542.52	£205.06	£1,488.36
AVAILABLE	11.05	Flat 107, 30 Addiscombe Grove, CR0 5BY	11	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£435,000	25%	£108,750	£5,437.50	£747.66	£547.56	£205.06	£1,500.27
AVAILABLE	12.05	Flat 112, 30 Addiscombe Grove, CR0 5BY	12	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£439,000	25%	£109,750	£5,487.50	£754.53	£552.59	£205.06	£1,512.18
AVAILABLE	13.05	Flat 117, 30 Addiscombe Grove, CR0 5BY	13	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£443,000	25%	£110,750	£5,537.50	£761.41	£557.63	£205.06	£1,524.09
AVAILABLE	14.05	Flat 122, 30 Addiscombe Grove, CR0 5BY	14	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£447,000	25%	£111,750	£5,587.50	£768.28	£562.66	£205.06	£1,536.00
AVAILABLE	15.05	Flat 127, 30 Addiscombe Grove, CR0 5BY	15	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£451,000	25%	£112,750	£5,637.50	£775.16	£567.70	£205.06	£1,547.91
AVAILABLE	16.05	Flat 132, 30 Addiscombe Grove, CR0 5BY	16	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£455,000	25%	£113,750	£5,687.50	£782.03	£572.73	£205.06	£1,559.82
AVAILABLE	17.05	Flat 137, 30 Addiscombe Grove, CR0 5BY	17	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£459,000	25%	£114,750	£5,737.50	£788.91	£577.77	£205.06	£1,571.73
AVAILABLE	18.05	Flat 142, 30 Addiscombe Grove, CR0 5BY	18	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£463,000	25%	£115,750	£5,787.50	£795.78	£582.80	£205.06	£1,583.64
AVAILABLE	19.05	Flat 147, 30 Addiscombe Grove, CR0 5BY	19	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£467,000	25%	£116,750	£5,837.50	£802.66	£587.84	£205.06	£1,595.55
AVAILABLE	20.02	Flat 152, 30 Addiscombe Grove, CR0 5BY	20	66.0	710.4	2 Bed / 1 Bathroom	Private Balcony - North West Facing	£486,000	25%	£121,500	£6,075.00	£835.31	£611.75	£205.06	£1,652.13
<b>3 Bedroom Apartments (Brochure Page 27 &amp; 28)</b>															
Reserved	10.01	Flat 103, 30 Addiscombe Grove, CR0 5BY	10	85.3	918.2	3 Bed / 1 Bath / 1 En Suite	Private Balcony - North East Facing	£481,000	25%	£120,250	£6,012.50	£826.72	£605.46	£265.02	£1,697.20
AVAILABLE	20.01	Flat 153, 30 Addiscombe Grove, CR0 5BY	20	79.6	856.8	3 Bed / 1 Bath / 1 En Suite	Private Balcony - North East Facing	£521,000	25%	£130,250	£6,512.50	£895.47	£655.81	£247.31	£1,798.59

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