

Shared Ownership Price List

10A 10B Grovelands Road, Purley, CR8 4LA
Published 29/04/2024

Availability	Plot	Address	Floor	Gross Internal Area (m2)	Parking	Parking Location	Private Outdoor Space	Full Market Value £ [1]	Minimum Share £ (25%) [2]	Deposit (5%)	Monthly Rent £ [3]	Estimated Monthly Mortgage £ [4]	Estimated Monthly Service Charge £ [5]	Estimated Total Monthly Costs £	Max Income Household Income [6]
One Bedroom Apartments															
Available	31	Flat 11 Hummingbird Court, 10A Grovelands Road*	2	50	1 Allocated	Hunts Court	Balcony	£350,000	£87,500	£4,375	£601.56	£498.38	£248.55	£1,348.49	£40,000.00
Available	32	Flat 10 Hummingbird Court, 10A Grovelands Road	2	52	1 Allocated	Hunts Court	Balcony	£355,000	£88,750	£4,438	£610.16	£505.50	£248.55	£1,364.20	£90,000.00
Available	41	Flat 10 Skylark Court, 10B Grovelands Road	3	56	1 Allocated	Skylark Court	Balcony	£375,000	£93,750	£4,688	£609.38	£533.97	£238.48	£1,381.83	£90,000.00

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 95% repayment loan over 30 years with interest rate of 6% (this assumes you will be paying a minimum 5% deposit). Eligibility criteria apply.

[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.

[6] * As part of planning with the local borough, this property has a maximum threshold income lower than the general Shared Ownership eligibility criteria. Applicants affordability will also be based on a Debt to Income ratio of no more than 40%. Please speak to the sales team or financial advisor for more information.

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Availability	Plot	Address	Floor	Gross Internal Area (m ²)	Parking	Parking Location	Private Outdoor Space	Full Market Value £ [1]	Minimum Share £ (25%) [2]	Deposit (5%)	Monthly Rent £ [3]	Estimated Monthly Mortgage £ [4]	Estimated Monthly Service Charge £ [5]	Estimated Total Monthly Costs £	Max Income Household [6]
Two Bedroom Apartments															
Available	22	Flat 1 Hummingbird Court, 10A Grovelands Road	LG	67	1 Allocated	Hunts Court	Terrace	£415,000	£103,750	£5,188	£713.28	£590.93	£310.99	£1,615.20	£90,000.00
Available	23	Flat 2 Hummingbird Court, 10A Grovelands Road	LG	70	1 Allocated	Hunts Court	Terrace	£440,000	£110,000	£5,500	£756.25	£626.53	£310.99	£1,693.77	£90,000.00
Available	26	Flat 4 Hummingbird Court, 10A Grovelands Road	G	70	1 Allocated	Hunts Court	Terrace	£440,000	£110,000	£5,500	£715.00	£626.53	£310.99	£1,652.52	£90,000.00
Available	25	Flat 5 Hummingbird Court, 10A Grovelands Road	G	70	1 Allocated	Hunts Court	Terrace	£440,000	£110,000	£5,500	£756.25	£626.53	£310.99	£1,693.77	£90,000.00
Available	29	Flat 7 Hummingbird Court, 10A Grovelands Road	1	70	1 Allocated	Skylark Court	Terrace	£450,000	£112,500	£5,625	£773.44	£640.77	£310.99	£1,725.20	£90,000.00
Available	28	Flat 8 Hummingbird Court, 10A Grovelands Road	1	70	1 Allocated	Skylark Court	Balcony	£450,000	£112,500	£5,625	£773.44	£640.77	£310.99	£1,725.20	£90,000.00
Available	30	Flat 9 Hummingbird Court, 10A Grovelands Road	2	62	1 Allocated	Skylark Court	Balcony	£400,000	£100,000	£5,000	£650.00	£569.57	£310.99	£1,530.56	£90,000.00
Available	34	Flat 1 Skylark Court, 10B Grovelands Road	1	70	1 Allocated	Skylark Court	Balcony	£450,000	£112,500	£5,625	£773.44	£640.77	£298.40	£1,712.61	£90,000.00
Available	33	Flat 2 Skylark Court, 10B Grovelands Road	1	70	1 Allocated	Skylark Court	Balcony	£450,000	£112,500	£5,625	£773.44	£640.77	£298.40	£1,712.61	£90,000.00
Available	36	Flat 3 Skylark Court, 10B Grovelands Road	1	70	1 Allocated	Skylark Court	Balcony	£460,000	£115,000	£5,750	£747.50	£655.01	£298.40	£1,700.91	£90,000.00
Available	35#	Flat 4 Skylark Court, 10B Grovelands Road	1	67	1 Allocated	Skylark Court	Balcony	£425,000	£106,250	£5,313	£730.47	£605.17	£298.40	£1,634.04	£90,000.00
Available	38	Flat 5 Skylark Court, 10B Grovelands Road	2	70	1 Allocated	Skylark Court	Balcony	£460,000	£115,000	£5,750	£790.63	£655.01	£298.40	£1,744.03	£90,000.00
Available	37	Flat 6 Skylark Court, 10B Grovelands Road	2	70	1 Allocated	Skylark Court	Balcony	£460,000	£115,000	£5,750	£747.50	£655.01	£298.40	£1,700.91	£90,000.00
Available	40	Flat 7 Skylark Court, 10B Grovelands Road*	2	70	1 Allocated	Skylark Court	Balcony	£460,000	£115,000	£5,750	£790.63	£655.01	£298.40	£1,744.03	£40,000.00
Available	39#	Flat 8 Skylark Court, 10B Grovelands Road*	2	67	1 Allocated	Skylark Court	Balcony	£435,000	£108,750	£5,438	£747.66	£619.41	£298.40	£1,665.47	£40,000.00
Available	42	Flat 9 Skylark Court, 10B Grovelands Road*	3	61	1 Allocated	Skylark Court	Balcony	£415,000	£103,750	£5,188	£713.28	£590.93	£298.40	£1,602.61	£40,000.00
Available	44	Flat 11 Skylark Court, 10B Grovelands Road	3	65	1 Allocated	Skylark Court	Balcony	£420,000	£105,000	£5,250	£721.88	£598.05	£298.40	£1,618.33	£90,000.00
Available	43	Flat 12 Skylark Court, 10B Grovelands Road	3	61	1 Allocated	Skylark Court	Balcony	£415,000	£103,750	£5,188	£674.38	£590.93	£298.40	£1,563.71	£90,000.00

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Wheelchair adaptable apartment

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Three Bedroom Apartments															
Available	24	Flat 3 Hummingbird Court, 10A Grovelands Road	G	78	1 Allocated	Hunts Court	Terrace	£470,000	£117,500	£5,875	£807.81	£669.25	£389.05	£1,866.11	£90,000.00
Available	27	Flat 6 Hummingbird Court, 10A Grovelands Road*	1	78	1 Allocated	Hunts Court	Balcony	£480,000	£120,000	£6,000	£825.00	£683.49	£389.05	£1,897.54	£40,000.00

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