

Angel Oak Point

21-27 Sheldon Street, Croydon CR0 1SS

Plot No.	Postal address	Type	Floor or type	No.of bedrooms	M ²	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm	Guidance min income
A2.07	Flat 8 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Second floor	2	83	No	£482,500	25%	£120,625	£6,032	£829.30	£107.90	£53,500
A2.06	Flat 9 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Second floor	2	74	No	£432,500	25%	£108,125	£5,407	£743.36	£107.90	£47,500
A2.05	Flat 10 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Second floor	1	52	No	£335,000	25%	£83,750	£4,188	£575.78	£107.90	£36,500
A2.04	Flat 11 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Second floor	1	51	No	£335,000	25%	£83,750	£4,188	£575.78	£107.90	£36,500
A2.03	Flat 12 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Second floor	3	101	No	£515,000	25%	£128,750	£6,438	£885.16	£107.90	£58,000
A2.02	Flat 13 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Second floor	1	52	No	£335,000	25%	£83,750	£4,188	£575.78	£107.90	£36,500
A2.01	Flat 14 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Second floor	1	52	No	£335,000	25%	£83,750	£4,188	£575.78	£107.90	£36,500
A3.06	Flat 15 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Third floor	2	87	No	£497,500	25%	£124,375	£6,129	£855.08	£107.90	£56,000
A3.05	Flat 16 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Third floor	1	51	No	£340,000	25%	£85,000	£4,250	£584.38	£107.90	£37,000
A3.04	Flat 17 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Third floor	1	52	No	£340,000	25%	£85,000	£4,250	£584.38	£107.90	£37,000
A3.03	Flat 18 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Third floor	2	73	No	£442,500	25%	£110,625	£5,532	£760.55	£107.90	£48,500
A3.02	Flat 19 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Third floor	2	70	No	£442,500	25%	£110,625	£5,532	£760.55	£107.90	£48,500
A3.01	Flat 20 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Third floor	1	52	No	£340,000	25%	£85,000	£4,250	£584.38	£107.90	£37,000

Reservations are subject to a £500 reservation deposit. nuviva reserves the right to review the property prices until the reservation deposit has been paid.

Leasehold term: 990 years from July 2022.

The estimated mortgage rates are based on a 3.9% mortgage rate over a 30 year term.

Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of or constitute to part of any contract or warranty.

The above price examples are valid as at July 2022. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

Service charges are estimates and can change before and after completion.

The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be. You must obtain advice from a qualified independent mortgage advisor (you will be asked to have an affordability assessment with an independent mortgage advisor from our panel).

Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy. Applicants with a household annual gross income in excess of £90,000 are not eligible for shared ownership in this area.

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Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

nuviva supports mixed tenure developments and is proud to provide homes for shared ownership. We may change the tenure of some properties subject to demand.

Council tax is due from the day of legal completion even though the banding may not yet be confirmed, please bear this in mind and make the necessary arrangements. When the property banding is confirmed, it will be listed on the following page: <https://www.gov.uk/council-tax-bands> or email ctonline@voa.gov.uk

Residents at this address will **not** be able to apply for a parking permit from Croydon Council.