



# Hexagon

130-136 Sydenham Road, London SE26 5JY

## Boulevard Point, 15 Scarbrook Road, Croydon CR0 1LY

- A development of 1, 2 & 3 bed apartments (parking only available for purchase with 1 bed apartments)

**\*\*UP TO £5,000 LEGALS/COST INCENTIVE TO BE PAID ON COMPLETION\*\***

*Under Offer*

APT SIZE/Max Persons	Council Tax Band	Floor Level	Apt No	Full Market Price	Approx Sqm2	Approx Sqft2	Min Share Price 25%	Monthly Mortgage Estimated	Monthly Rental on unsold equity	Est Service Charge	Est Monthly Cost
3B5P	E	1	1	£ 490,000	87.0	936	£122,500	£718.71	£842.19	£296.00	£1,956.90
1B2P incl parking	C	1	2	<b>UNDER OFFER</b>	60.0	646				£204.14	£1,287.21
3B5P	E	1	3	<b>UNDER OFFER</b>	87.0	936				£296.00	£1,856.90
2B4P	D	1	4	£ 410,000	71.0	764	£102,500	£601.37	£704.69	£241.56	£1,547.62
3B5P	E	2	5	£ 495,000	87.0	936	£123,750	£726.04	£850.78	£296.00	£1,872.82
1B2P incl parking	C	2	6	<b>COMPLETED SALE</b>	60.0	646				204.14	£1,303.14
3B5P	E	2	7	<b>UNDER OFFER</b>	87.0	936				£296.00	£1,872.82
2B4P	D	2	8	£ 415,000	71.0	764	£103,750	£608.70	£713.28	£241.56	£1,563.54
1B2P incl parking	C	3	10	£ 360,000	60.0	646	£90,000	£528.03	618.75	£204.14	£1,319.07
2B4P	D	3	12	£ 420,000	71.0	764	£105,000	£616.04	£721.88	£241.56	£1,579.47



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### IMPORTANT INFORMATION BELOW - PLEASE READ CAREFULLY

- 1 Prices are based on a valuation carried out by a RICS approved surveyor
- 2 A breakdown of the estimated service charge, including items such as building insurance, management fees and cleaning/maintenance of communal areas, etc will be made available at viewings and to your solicitor.
- 3 The mortgage rate is based on a 90% repayment loan over 25 years at an interest of 6% (this assumes you will be paying a 10% deposit). The figure is a guide only - you must obtain advice from a qualified financial advisor.
- 4 The minimum income stated is based on a 10% deposit with no outstanding financial commitments. If you have a larger deposit the minimum income required will reduce. Outstanding financial commitments could increase the minimum income.
- 5 Applicants from all boroughs who qualify for shared ownership may apply to purchase. However, priority for purchase will be given to current residents of the London Borough of Croydon and then workers within the borough.



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- 6 **SUBLETTING** In line with the lease, subletting is not allowed
- 7 **PARKING** There is no parking on site other than the spaces sold with the designated wheelchair accessible apartments
- 8 Applicants will be required to have a financial assessment by an Independent Financial Advisor appointed by Hexagon to assess affordability in line with the Affordable Homes guidelines set by the HCA/GLA. You will also be required to submit a credit report. Your home is at risk if you fail to keep up the repayments on your rent or mortgage. Please make sure you can afford the repayments before committing to purchase.
- 9 As of April 2016, the maximum income threshold for all properties is £90,000 per household, regardless of property size.
- 10 **\*\* Incentive paid on purchase completions within the agreed/approved deadlines following offer.**

**Microsite**

[www.boulevardpoint.co.uk](http://www.boulevardpoint.co.uk)

**Email**

[sales@hexagon.org.uk](mailto:sales@hexagon.org.uk)

**Sales Line**

0208 768 7989

**Hexagon Housing**

130-136 Sydenham Road London SE26 5JY

**Hexagon Website**

[www.hexagon.org.uk](http://www.hexagon.org.uk)