



| APT SIZE/Max Persons (W/C adaptable) | Floor Level | Plot No/ Post 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 |
|--|-------------|------------------|-------------------|-------------|--------------|---------------------|----------------------------|---------------------------------|--------------------|------------------|
| 2B4P WC (see note below) Incls. Parking | LG | 1 | £ 445,000 | 91.4 | 984 | £111,250 | £652.70 | £764.84 | £197.61 | £1,615.16 |
| 1B2P | G | 2 | £ 300,000 | 50.5 | 544 | £75,000 | £440.03 | £515.63 | £197.61 | £1,153.26 |
| 2B4P | G | 3 | £ 415,000 | 70.0 | 753 | £103,750 | £608.70 | £713.28 | £197.61 | £1,519.59 |
| 3B5P Incls. Parking | G | 4 | £ 500,000 | 86.7 | 933 | £125,000 | £733.38 | £859.38 | £197.61 | £1,790.36 |
| 1B2P | 1 | 5 | £ 302,500 | 53.1 | 572 | £75,625 | £443.69 | £519.92 | £197.61 | £1,161.22 |
| 2B4P | 1 | 6 | £ 417,500 | 70.0 | 753 | £104,375 | £612.37 | £717.58 | £197.61 | £1,527.56 |
| 3B5P | 1 | 7 | £ 497,500 | 86.7 | 933 | £124,375 | £729.71 | £855.08 | £197.61 | £1,782.40 |
| 1B2P | 2 | 8 | £ 305,000 | 53.1 | 572 | £76,250 | £447.36 | £524.22 | £197.61 | £1,169.19 |
| 2B4P | 2 | 9 | £ 420,000 | 70.0 | 753 | £105,000 | £616.04 | £721.88 | £197.61 | £1,535.52 |
| 3B5P | 2 | 10 | £ 500,000 | 86.7 | 933 | £125,000 | £733.38 | £859.38 | £197.61 | £1,790.36 |

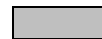
Although Apt 1 is a larger sized WC apartment, it can be sold to a purchaser/s without wheelchair need.
Properties 11 – 13 shown on page 2

Under Offer
 Completed Sale



Apartments to the rear of the development (all street accessed)

| | | | | | | | | | | |
|-------------|-----|----|-----------|------|-----|---------|---------|---------|---------|-----------|
| 2B3P DUPLEX | G/1 | 11 | £ 390,000 | 73.3 | 789 | £97,500 | £572.03 | £670.31 | £197.61 | £1,447.00 |
| 1B2P | G | 12 | £ 272,500 | 52.3 | 563 | £68,125 | £399.69 | £468.36 | £197.61 | £1,072.70 |
| 1B2P | 1 | 13 | £ 272,500 | 50.0 | 538 | £68,125 | £399.69 | £468.36 | £197.61 | £1,072.70 |



Under Offer



Completed Sale

Please read **IMPORTANT INFORMATION** on page 3

12/11/24



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 if you decide to proceed with the purchase
- 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.
- 6 SUBLETTING - In line with the lease, subletting is not allowed
- 7 PARKING - There are a limited number of spaces for purchase.
- 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 There is no restriction on the number of bedrooms an applicant may apply for. However, the size of household against the property size may be used as part of the allocation criteria.

Microsite www.28russellhill.co.uk Email sales@hexagon.org.uk Sales Line 0208 768 7989 www.hexagon.org.uk