



Price List

Crescent Gardens

Address **38 Cherry Orchard Road, Croydon, CR0 6GN**

Plot No.	Postal address	Property type	Floor plans	No. of bedrooms	M ²	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm	Annual ground rent
305	Flat 40, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Third floor	Studio	42	No	£302,500	30%	£90,750	£4,538	£485.26	£121.49	N/A
306	Flat 41, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Third floor	1	53	No	£352,500	30%	£105,750	£5,288	£565.47	£148.53	N/A
307	Flat 42, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Third floor	2	75	No	£477,500	25%	£119,375	£5,969	£820.70	£201.32	N/A
310	Flat 45, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Third floor	2	61	No	£435,000	28%	£121,800	£6,090	£717.75	£169.02	N/A
311	Flat 46, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Third floor	3	91	No	£545,000	25%	£136,250	£6,813	£963.72	£240.13	N/A
312	Flat 47, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Third floor	3	97	No	£555,000	25%	£138,750	£6,938	£953.91	£255.97	N/A
405	Flat 55, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Fourth floor	Studio	42	No	£305,000	30%	£91,500	£4,575	£489.27	£121.49	N/A
503	Flat 84, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Fifth floor	2	73	No	£470,000	25%	£117,500	£5,875	£807.81	£196.81	N/A
511	Flat 78, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Fifth floor	1	54	No	£357,500	30%	£107,250	£5,363	£573.49	£150.90	N/A
607	Flat 88, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Sixth floor	2	73	No	£485,000	25%	£121,250	£6,063	£833.59	£198.45	N/A
609	Flat 90, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Sixth floor	2	61	No	£442,500	28%	£123,900	£6,195	£730.13	£169.02	N/A
703	Flat 99, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Seventh floor	Studio	42	No	£312,500	30%	£93,750	£4,688	£501.30	£121.49	N/A
707	Flat 103, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Seventh floor	2	63	No	£450,000	28%	£126,000	£6,300	£742.50	£174.65	N/A
805	Flat 111, 38 Cherry Orchard Road, Croydon, CR0 6GN	Apartment	Eighth floor	2	75	No	£492,500	25%	£123,125	£6,156	£846.48	£201.32	N/A

Reservations are subject to a **£350** reservation deposit. Latimer reserves the right to review the property prices until the reservation deposit has been paid.

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 a representation warranty, or part of any contract.

The above price examples are valid as at **December 22**. 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.

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.

Latimer by Clarion Housing Group supports mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some properties subject to demand.

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