

Shared Ownership Price List

10A 10B Grovelands Road, Purley, CR8 4LA
Published 23/10/2024

| 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 | | | | | | | | | | | | | | | |
| Reserved | 31 | Flat 11 Hummingbird Court, 10A Grovelands Road* | 2 | 50 | 1 Allocated | Hunts Court | Balcony | £325,000 | £81,250 | £4,063 | £558.59 | £462.78 | £187.74 | £1,209.11 | £40,000.00 |
| Under Offer | 32 | Flat 10 Hummingbird Court, 10A Grovelands Road | 2 | 52 | 1 Allocated | Hunts Court | Balcony | £330,000 | £82,500 | £4,125 | £567.19 | £469.90 | £187.74 | £1,224.83 | £90,000.00 |
| Under Offer | 41 | Flat 10 Skylark Court, 10B Grovelands Road | 3 | 56 | 1 Allocated | Skylark Court | Balcony | £350,000 | £87,500 | £4,375 | £601.56 | £498.38 | £179.69 | £1,279.63 | £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 optimum share they are able to afford as determined by an independent financial advisor. Please see Southern Housing's Shared Ownership Sales Policy for more information; available on request.

[3] 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. Rent percentage shown is only available during the Southwark exclusivity period and subject to change once this period ends. Speak to a member of the sales team for more details.

[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 5% deposit). Eligibility criteria for 5% deposit apply. Please contact our nominated financial advisor to discuss options.

[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] Some local authority income caps are in place at this development. Please ask the sales team for more information.

[7] * As part of planning with the local borough, this property as 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 **YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.**

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|-------------------------------|------------|--|----------|--------------------------|--------------------|--------------------|-----------------------|-------------------------|---------------------------|---------------|--------------------|----------------------------------|--|---------------------------------|--------------------------|
| Two Bedroom Apartments | | | | | | | | | | | | | | | |
| Reserved | 22 | Flat 1 Hummingbird Court, 10A Grovelands Road | LG | 67 | 1 Allocated | Hunts Court | Terrace | £400,000 | £100,000 | £5,000 | £687.50 | £569.57 | £230.84 | £1,487.91 | £90,000.00 |
| Available | 23 | Flat 2 Hummingbird Court, 10A Grovelands Road | LG | 70 | 1 Allocated | Hunts Court | Terrace | £425,000 | £106,250 | £5,313 | £730.47 | £605.17 | £230.84 | £1,566.48 | £90,000.00 |
| Available | 26 | Flat 4 Hummingbird Court, 10A Grovelands Road | G | 70 | 1 Allocated | Hunts Court | Terrace | £425,000 | £106,250 | £5,313 | £730.47 | £605.17 | £230.84 | £1,566.48 | £90,000.00 |
| Available | 25 | Flat 5 Hummingbird Court, 10A Grovelands Road | G | 70 | 1 Allocated | Hunts Court | Terrace | £425,000 | £106,250 | £5,313 | £730.47 | £605.17 | £230.84 | £1,566.48 | £90,000.00 |
| Available* | 29* | Flat 7 Hummingbird Court, 10A Grovelands Road | 1 | 70 | 1 Allocated | Hunts Court | Terrace | £435,000 | £108,750 | £5,438 | £747.66 | £619.41 | £230.84 | £1,597.91 | £50,000.00 |
| Available* | 28* | Flat 8 Hummingbird Court, 10A Grovelands Road | 1 | 70 | 1 Allocated | Hunts Court | Balcony | £435,000 | £108,750 | £5,438 | £747.66 | £619.41 | £230.84 | £1,597.91 | £50,000.00 |
| Available* | 30* | Flat 9 Hummingbird Court, 10A Grovelands Road | 2 | 62 | 1 Allocated | Hunts Court | Balcony | £375,000 | £93,750 | £4,688 | £644.53 | £533.97 | £230.84 | £1,409.35 | £50,000.00 |
| Under Offer | 34 | Flat 1 Skylark Court, 10B Grovelands Road | 1 | 70 | 1 Allocated | Skylark Court | Balcony | £425,000 | £106,250 | £5,313 | £730.47 | £605.17 | £220.77 | £1,556.41 | £90,000.00 |
| Available | 33 | Flat 2 Skylark Court, 10B Grovelands Road | 1 | 70 | 1 Allocated | Skylark Court | Balcony | £425,000 | £106,250 | £5,313 | £730.47 | £605.17 | £220.77 | £1,556.41 | £90,000.00 |
| Available | 36 | Flat 3 Skylark Court, 10B Grovelands Road | 1 | 70 | 1 Allocated | Skylark Court | Balcony | £420,000 | £105,000 | £5,250 | £721.88 | £598.05 | £220.77 | £1,540.70 | £90,000.00 |
| Available | 35# | Flat 4 Skylark Court, 10B Grovelands Road | 1 | 67 | 1 Allocated | Skylark Court | Balcony | £410,000 | £102,500 | £5,125 | £704.69 | £583.81 | £220.77 | £1,509.27 | £90,000.00 |
| Reserved | 38 | Flat 5 Skylark Court, 10B Grovelands Road | 2 | 70 | 1 Allocated | Skylark Court | Balcony | £435,000 | £108,750 | £5,438 | £747.66 | £619.41 | £220.77 | £1,587.84 | £90,000.00 |
| Under Offer | 37 | Flat 6 Skylark Court, 10B Grovelands Road | 2 | 70 | 1 Allocated | Skylark Court | Balcony | £435,000 | £108,750 | £5,438 | £747.66 | £619.41 | £220.77 | £1,587.84 | £90,000.00 |
| Available | 40 | Flat 7 Skylark Court, 10B Grovelands Road* | 2 | 70 | 1 Allocated | Skylark Court | Balcony | £435,000 | £108,750 | £5,438 | £747.66 | £619.41 | £220.77 | £1,587.84 | £90,000.00 |
| Available | 39# | Flat 8 Skylark Court, 10B Grovelands Road* | 2 | 67 | 1 Allocated | Skylark Court | Balcony | £420,000 | £105,000 | £5,250 | £721.88 | £598.05 | £220.77 | £1,540.70 | £90,000.00 |
| Under Offer | 43 | Flat 12 Skylark Court, 10B Grovelands Road | 3 | 61 | 1 Allocated | Skylark Court | Balcony | £375,000 | £93,750 | £4,688 | £644.53 | £533.97 | £220.77 | £1,399.28 | £90,000.00 |

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| Three Bedroom Apartments | | | | | | | | | | | | | | | |
| Reserved | 24 | Flat 3 Hummingbird Court, 10A Grovelands Road | G | 78 | 1 Allocated | Hunts Court | Terrace | £445,000 | £111,250 | £5,563 | £764.84 | £633.65 | £284.69 | £1,683.18 | £90,000.00 |
| Available | 27 | Flat 6 Hummingbird Court, 10A Grovelands Road* | 1 | 78 | 1 Allocated | Hunts Court | Balcony | £450,000 | £112,500 | £5,625 | £773.44 | £640.77 | £284.69 | £1,698.90 | £55,000.00 |

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