

Shared Ownership Price List

10A 10B Grovelands Road, Purley, CR8 4LA
Published 30/01/2025

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 £
One Bedroom Apartments														
Reserved	31	Flat 11 Hummingbird Court, 10A Grovelands Road*												
Reserved	32	Flat 10 Hummingbird Court, 10A Grovelands Road												
Available	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

*Parking is specifically allocated to each property and cannot be changed or transferred. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.

#Wheelchair adaptable unit

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

[1] Sale prices are based on a market valuation carried out by an Independent RICS Valuer every 3 months. Our sale prices are subject to change up until the point you have received a memorandum of sale from us, reserving your new home.

[2] Applicants will be required to purchase the amount that they can suitably afford, as assessed by a qualified and experienced advisor who is regulated to give mortgage advice.

[3] Rent is based on 2.75% of the unsold share. 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.

[4] Representative 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). Availability subject to affordability criteria.

[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 charges will increase year on year. You are recommended to factor in any increases into your costings.

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Two Bedroom Apartments														
Reserved	22	Flat 1 Hummingbird Court, 10A Grovelands Road												
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
Under Offer	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
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
Under Offer	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
Under Offer	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
Reserved	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
Reserved	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
Show Home	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
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
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
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
Under Offer	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
Under Offer	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
COMPLETED	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

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