

Cairo Apartments - Price List

Verde House, 1 Cairo New Road, Croydon, CR0 1GE
Satnav Postcode: CR0 1XP
Published 03/05/2022

Availability	Plot	Address	Floor	Gross Internal Area (m ²)	Gross Internal Area (ft ²)	Bedrooms	Outdoor Space	Full Market Value [1]	Minimum Share %	Minimum Share Value [2]	Minimum Deposit (5%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage Payment [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
Studio Apartments (Floorplan Brochure Page 17)															
AVAILABLE	7.03	Flat 62 Verde House, 1 1 Cairo New Road, Croydon, CR0 1GE	7	40.2	432.7	Studio / 1 bath	N/A	£250,000	30%	£75,000	£3,750.00	£401.04	£375.84	£107.23	£884.12
Studio Apartments (Floorplan Brochure Page 18)															
AVAILABLE	8.04	Flat 70 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	8	45.1	485.5	Studio / 1 bath	Private Balcony - East Facing	£262,500	30%	£78,750	£3,937.50	£421.09	£394.64	£107.23	£922.96
AVAILABLE	9.04	Flat 77 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	9	45.1	485.5	Studio / 1 bath	Private Balcony - East Facing	£262,500	30%	£78,750	£3,937.50	£421.09	£394.64	£107.23	£922.96
1 Bedroom Apartments (Floorplan Brochure Page 18)															
ALLOCATED	11.05	Flat 92 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	11	50.2	540.4	1 bed / 1 bath	Private Balcony - East Facing	£305,000	25%	£76,250	£3,812.50	£524.22	£382.11	£153.79	£1,060.12
2 Bedroom Apartments (Floorplan Brochure Page 22)															
ALLOCATED	5.01	Flat 46 Verde House, 1 Cairo New Road, Croydon, CR0 1XP	5	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£397,500	25%	£99,375	£4,968.75	£683.20	£497.99	£188.04	£1,369.24
AVAILABLE	7.01	Flat 60 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	7	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£405,000	25%	£101,250	£5,062.50	£696.09	£507.39	£188.04	£1,391.52
AVAILABLE	9.01	Flat 74 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	9	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£410,000	25%	£102,500	£5,125.00	£704.69	£513.65	£188.04	£1,406.38
AVAILABLE	10.01	Flat 81 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	10	73.4	790.1	2 bed / 1 bath / 1 en suite	Private Balcony - West Facing	£412,500	25%	£103,125	£5,156.25	£708.98	£516.79	£188.04	£1,413.81
3 Bedroom Apartment (Floorplan Brochure Page 25)															
AVAILABLE	13.02	Flat 103 Verde House, 1 Cairo New Road, Croydon, CR0 1GE	13	107.4	1156.1	3 bed / 1 bath / 1 en suite	3 Private Balconies - North, East & South Facing	£600,000	25%	£150,000	£7,500.00	£1,031.25	£751.69	£230.14	£2,013.08

* 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.

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

[1] Prices are based on market valuation carried out by an Independent RICS Valuer every 3 months.

[4] Mortgage rate is based on a 90% repayment loan over 25 years with interest rate of 3.99% (this assumes you will be paying a 5% deposit). Eligibility criteria apply. Purchasers may be eligible for a 5% deposit, please contact our nominated financial advisor to discuss options.

[2] Applicants will be required to purchase the maximum share they are able to afford as determined by an independent financial advisor.

[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.

[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.

YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.

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