

# THE WALDRONS



## The Waldrons

Admiral Court, 34 The Waldrons, Croydon, CR0 4GF

Plot No.	Postal address	Type	Floor or type	No. of bedrooms	M <sup>2</sup>	Full market value	60% Mortgage required	5% mortgage deposit	40% HTB loan*	Estimated service charge pcm	Annual Ground Rent	Estimated mortgage pcm	Estimated total pcm
53	Flat 62, Admiral Court, 34 The Waldrons, Croydon	Apartment	Sixth floor	1	56	<b>RESERVED</b>	<b>RESERVED</b>	<b>RESERVED</b>	<b>RESERVED</b>	<b>RESERVED</b>	<b>RESERVED</b>	<b>RESERVED</b>	<b>RESERVED</b>
55	Flat 64, Admiral Court, 34 The Waldrons, Croydon	Apartment	Sixth floor	2	73	£410,000	£246,000	£20,500	£164,000	£109	£185	£821	£946
59	Flat 65, Admiral Court, 34 The Waldrons, Croydon	Apartment	Seventh floor	2	73	£415,000	£249,000	£20,750	£166,000	£109	£185	£831	£956

\*Homes and Community Help to Buy Loans are interest free for the first five years. After the first five years you will pay an additional fee as interest of 1.75%, rising annually by the increase (if any) in the Retail Price Index (RPI) plus 1%. A monthly management charge of £1 per month is payable via direct debit to the Homes and Community agency for the duration of the loan.

Reservations are subject to a £500 reservation deposit and are accepted in accordance with the Consumer Code for House Builders - [www.consumercode.co.uk](http://www.consumercode.co.uk).

CCHA reserves the right to review the property prices until the reservation deposit has been paid.

Annual ground rent is charged at £185 per annum. The estimated mortgage rates are based on a 1.89% mortgage rate over a 30 year term.

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 25/04/2020. 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. 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).

Your home is at risk if you do not keep up repayments on your mortgage. The value of properties can go down as well as up.

CCHA supports mixed tenure developments and is proud to provide homes for shared ownership. We may change the tenure of some properties subject to demand.

