

A DEVELOPMENT OF 1, 2 & 3 BED APARTMENTS (LIMITED PARKING AVAILABLE FOR PURCHASE)



APT SIZE/Max Persons (W/C adaptable)	Floor Level	Plot No/ Post No	Full Market Price	Approx Sqm2	Approx Sqft2	Min Share Price 25%	Monthly Mortgage Estimated	Monthly Rental on unsold equity	Est Service Charge	Est Monthly Cost
2B4P WC Incls. Parking*	LG	1	£ 445,000	91.4	984	£111,250	£652.70	£764.84	£197.61	£1,615.16
1B2P	G	2	£ 300,000	50.5	544	£75,000	£440.03	£515.63	£197.61	£1,153.26
2B4P	G	3	£ 415,000	70.0	753	£103,750	£608.70	£713.28	£197.61	£1,519.59
3B5P	G	4	£ 495,000	86.7	933	£123,750	£726.04	£850.78	£197.61	£1,774.43
1B2P	1	5	£ 302,500	53.1	572	£75,625	£443.69	£519.92	£197.61	£1,161.22
2B4P	1	6	£ 417,500	70.0	753	£104,375	£612.37	£717.58	£197.61	£1,527.56
3B5P	1	7	£ 497,500	86.7	933	£124,375	£729.71	£855.08	£197.61	£1,782.40
1B2P	2	8	£ 305,000	53.1	572	£76,250	£447.36	£524.22	£197.61	£1,169.19
2B4P	2	9	£ 420,000	70.0	753	£105,000	£616.04	£721.88	£197.61	£1,535.52
3B5P	2	10	£ 500,000	86.7	933	£125,000	£733.38	£859.38	£197.61	£1,790.36

Properties 11 – 13 and parking prices shown on page 2

 - Under Offer



Apartments to the rear of the development (all street accessed)

2B3P DUPLEX	G/1	11	£ 390,000	73.3	789	£97,500	£572.03	£670.31	£197.61	£1,447.00
1B2P	G	12	£ 272,500	52.3	563	£68,125	£399.69	£468.36	£197.61	£1,072.70
1B2P	1	13	£ 272,500	50.0	538	£68,125	£399.69	£468.36	£197.61	£1,072.70

 - Under Offer

PARKING - A limited number of onsite parking spaces are available for purchase.

1 space available at front of the development	£7,500
4 spaces available to the rear of the development	£5,000

Please read **IMPORTANT INFORMATION** on page 3

Jan 2024



IMPORTANT INFORMATION BELOW - PLEASE READ CAREFULLY

- 1 Prices are based on a valuation carried out by a RICS approved surveyor
- 2 A breakdown of the estimated service charge, including items such as building insurance, management fees and cleaning/maintenance of communal areas, etc will be made available at viewings and to your solicitor if you decide to proceed with the purchase
- 3 The mortgage rate is based on a 90% repayment loan over 25 years at an interest of 6% (this assumes you will be paying a 10% deposit). The figure is a guide only - you must obtain advice from a qualified financial advisor.
- 4 The minimum income stated is based on a 10% deposit with no outstanding financial commitments. If you have a larger deposit the minimum income required will reduce. Outstanding financial commitments could increase the minimum income.
- 5 Applicants from all boroughs who qualify for shared ownership may apply to purchase. However, priority for purchase will be given to current residents of the London Borough of Croydon and then workers within the borough.
- 6 SUBLETTING - In line with the lease, subletting is not allowed
- 7 PARKING - There are a limited number of spaces for purchase.
- 8 Applicants will be required to have a financial assessment by an Independent Financial Advisor appointed by Hexagon to assess affordability in line with the Affordable Homes guidelines set by the HCA/GLA. You will also be required to submit a credit report. Your home is at risk if you fail to keep up the repayments on your rent or mortgage. Please make sure you can afford the repayments before committing to purchase.
- 9 As of April 2016, the maximum income threshold for all properties is £90,000 per household, regardless of property size.
- 10 There is no restriction on the number of bedrooms an applicant may apply for. However, the size of household against the property size may be used as part of the allocation criteria.

Microsite www.28russellhill.co.uk Email sales@hexagon.org.uk Sales Line 0208 768 7989 www.hexagon.org.uk