



Angel Oak Point

Plot No.	Postal address	Type	Floor or type	No.of bedrooms	M <sup>2</sup>	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm	Estimated mortgage pcm	Estimated total pcm
A2.06	Flat 9 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Second floor	2	74	No	£395,000	25%	£98,750	£4,938	£678.91	£107.90	£421	£1,208
A2.05	Flat 10 Angel Oak Point, 27 Sheldon Street CRO 1SS	Apartment	Second floor	1	52	No	£315,000	25%	£78,750	£3,938	£541.41	£107.90	£336	£985
	RESERVED													

Leasehold term: 990 years from July 2022.

Residents at this address will **not** be able to apply for a parking permit from Croydon Council.

Reservations are subject to a £500 reservation deposit. nuviva reserves the right to review the property prices until the reservation deposit has been paid.

Annual ground rent is charged at £0 per annum. The estimated mortgage rates are based on a 5.5% mortgage rate over a 35 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 to part of any contract or warranty.

The above price examples are valid as at March 2024. 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. The larger the deposit you put down, the lower your monthly repayments will be. 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).

Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of £90,000 are not eligible for shared ownership in this area.

Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

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

