



barnard marcus

Newgate Tower Newgate, Croydon CR0 2FD

welcome to

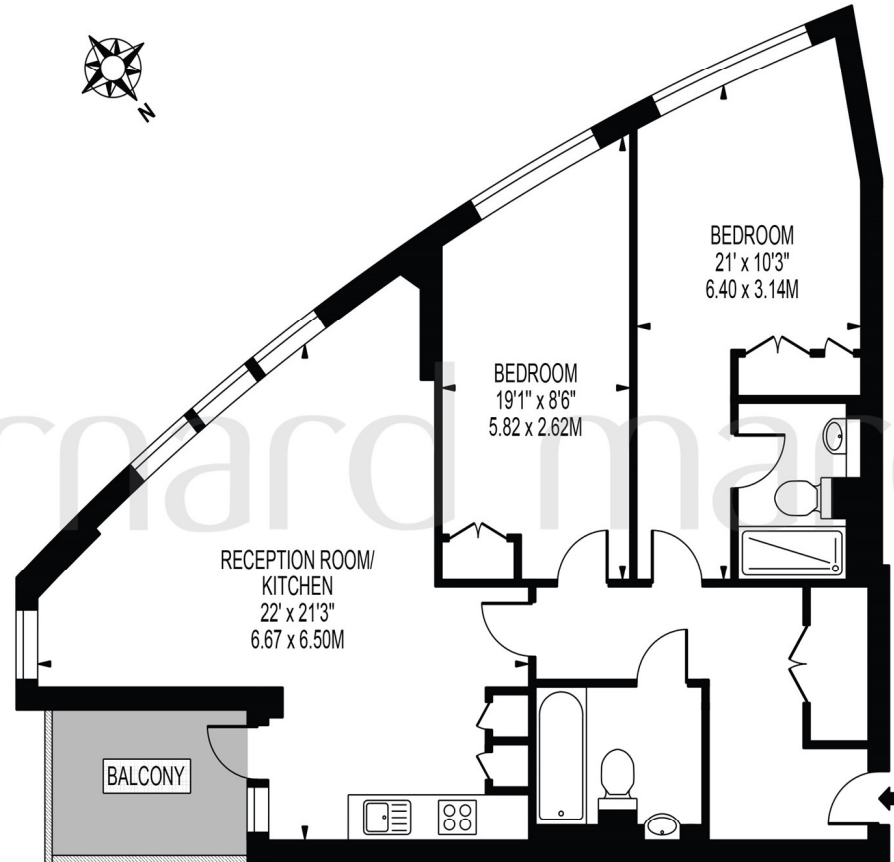
Newgate Tower Newgate, Croydon

Chain Free 2 double bedroom, 2 bathroom modern and spacious apartment. Serviced with concierge, gym and lift, whilst being a short walk from both East and West Croydon Station.



NEWGATE TOWER, NEWGATE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 843 SQ FT - 78.36 SQ M



THIRTEENTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Set high within Newgate Tower, this bright and stylish two double bedroom apartment offers exceptional living with floor to ceiling windows throughout, flooding every room with light and showcasing fantastic far reaching views across Croydon and beyond. The spacious open plan living area is a real highlight, finished with hard flooring and offering versatility, with ample room for a comfortable lounge, dedicated dining space and a work from home area. The fully integrated kitchen features sleek handleless units and high quality appliances including oven, microwave, hob, fridge freezer, dishwasher and washing machine, creating a clean and contemporary feel. From the living space, a lovely private balcony provides the perfect spot to enjoy morning coffee or unwind in the evening while watching the sunset.

The main bedroom enjoys spectacular views and generous proportions, complete with built in wardrobes and a chic en suite boasting a walk in shower and floating vanity with storage. The second bedroom is another excellent double, again benefiting from impressive light and views. The modern family bathroom mirrors the en suite's stylish finish with bath and overhead shower.

Located walking distance of East and West Croydon stations, the property offers fast and convenient links into central London, Gatwick and numerous other destinations. Residents also enjoy lift access, a concierge, gym and welcoming communal spaces. Offered chain free, this is an ideal first time buy.

welcome to

Newgate Tower Newgate, Croydon

- 2 Bathrooms
- 2 Double Bedrooms
- Chain Free
- Private Balcony
- Concierge & Gym
- Stunning Views
- Close to East Croydon & West Croydon Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3336.81

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



view this property online barnardmarcus.co.uk/Property/CRY113219



Property Ref:
CRY113219 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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