



**Newgate Tower Newgate, Croydon CR0 2FD**

**welcome to**

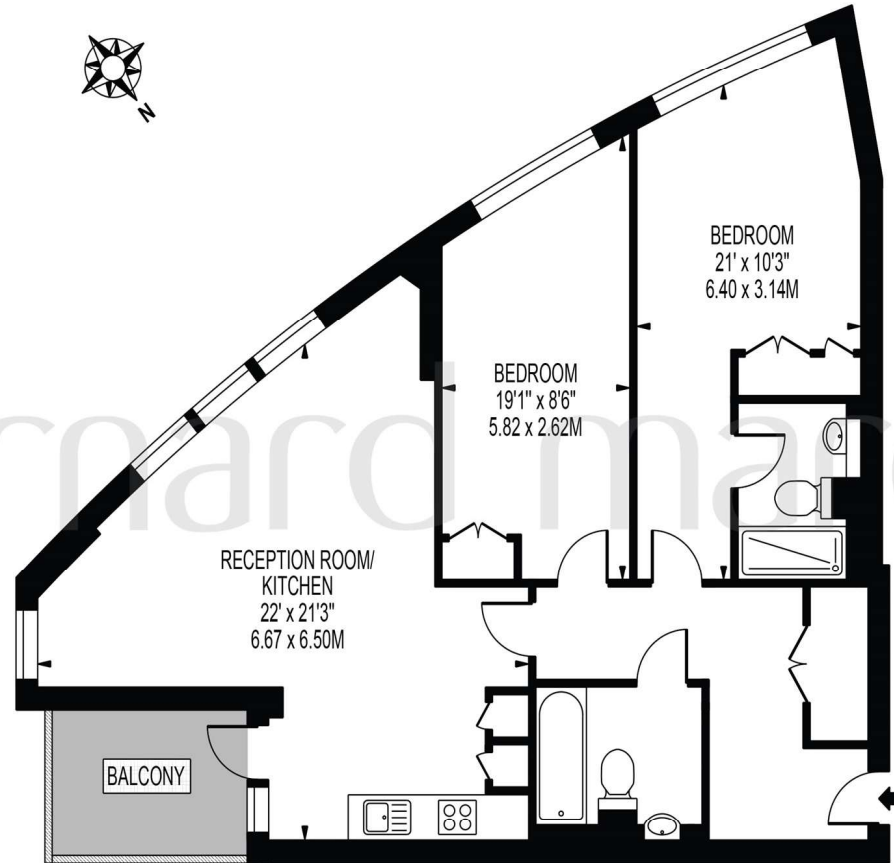
**Newgate Tower Newgate, Croydon**

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

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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.

# £350,000



**view this property online** [barnardmarcus.co.uk/Property/CRY113219](https://www.barnardmarcus.co.uk/Property/CRY113219)



Property Ref:  
CRY113219 - 0003

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Please note the marker reflects the postcode not the actual property



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