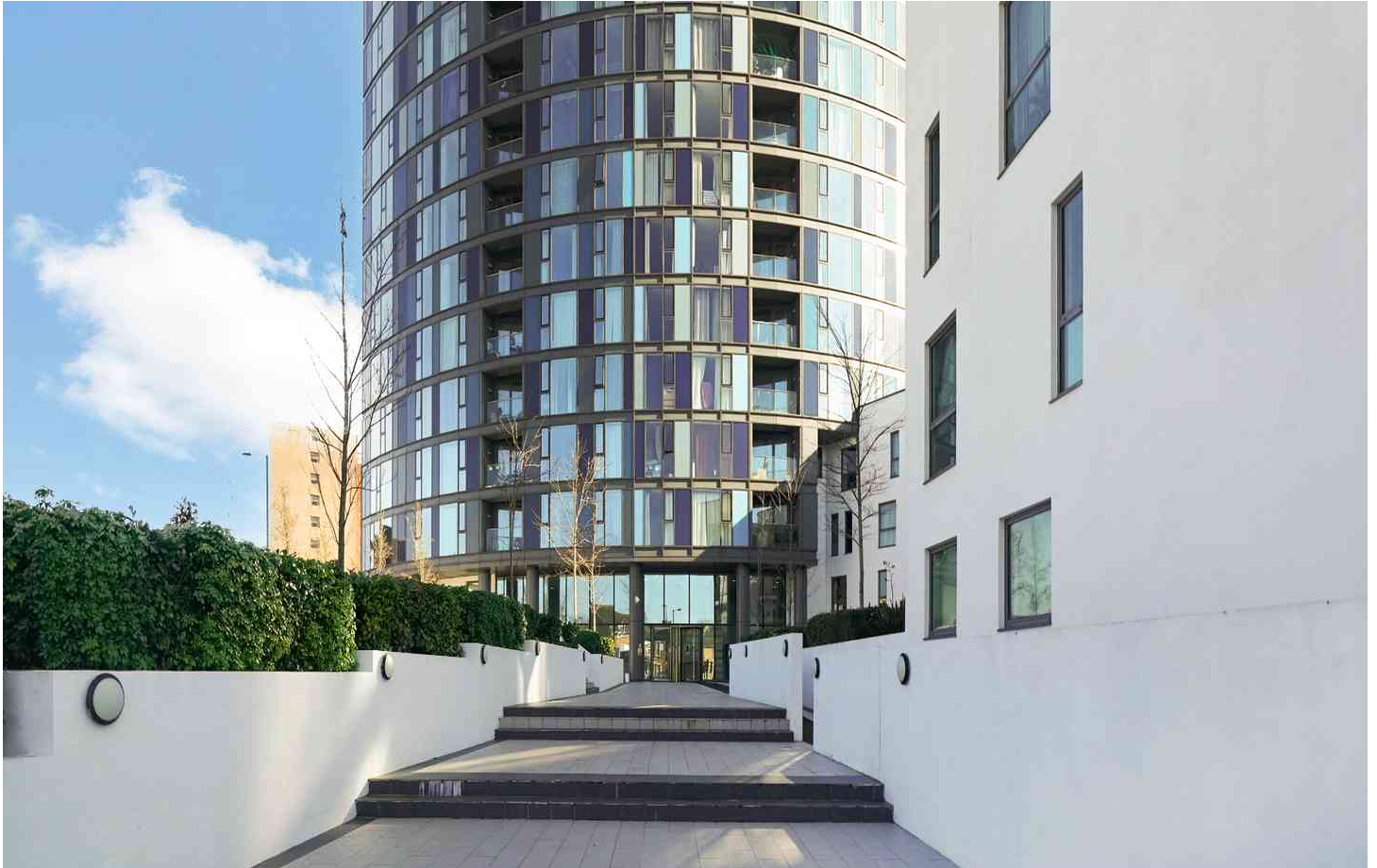


Truuli



Newgate, Croydon, Surrey, CR0 2FB

£300,000 Leasehold

- Private balcony with outdoor space
- Generously sized double bedrooms
- Spacious, modern open-plan living area
- Central location with easy access to amenities
- Modern development with gym and concierge
- Contemporary bathrooms
- Guide price £300,000 - £325,000

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: save@truuli.co.uk Web: www.truuli.co.uk

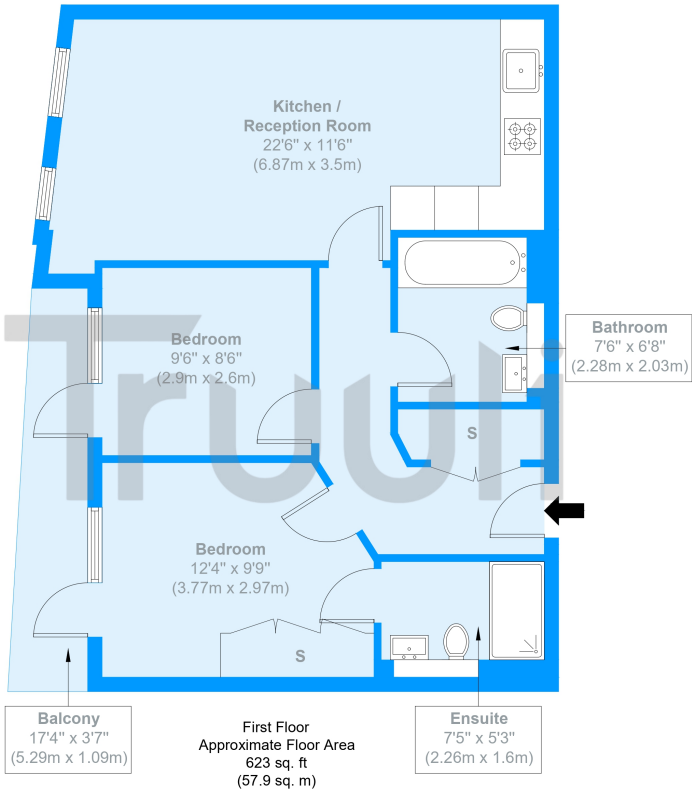
Newgate, Croydon, Surrey, CR0 2FB

£300,000 Leasehold

*** Guide price £300,000 - £325,000 *** ***Vendor's comments*** "From the moment I stepped inside, I knew this flat was the perfect place for me. As my first home—my own bachelor pad—it symbolised independence and achievement.

I will certainly miss the convenience of having a gym so close by, and living near London with the option to take a scenic drive or hop on a train to Brighton has been a luxury, especially in the summer months. Above all, I'll miss the look and feel of the flat—it's been a wonderful place to call home."

Newgate



Approximate Gross Internal Area = 57.9 sq m / 623 sq ft
Balcony = 4.9 sq m / 53 sq ft
Total = 62.8 sq m / 676 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	81	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

