

# Truuli



## Newgate, Croydon, Surrey, CR0

£325,000 Leasehold

- 24 hour concierge
- Residents gym facility
- Underground parking space
- Two double bedrooms
- Ideal location
- No onward chain
- Balcony

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

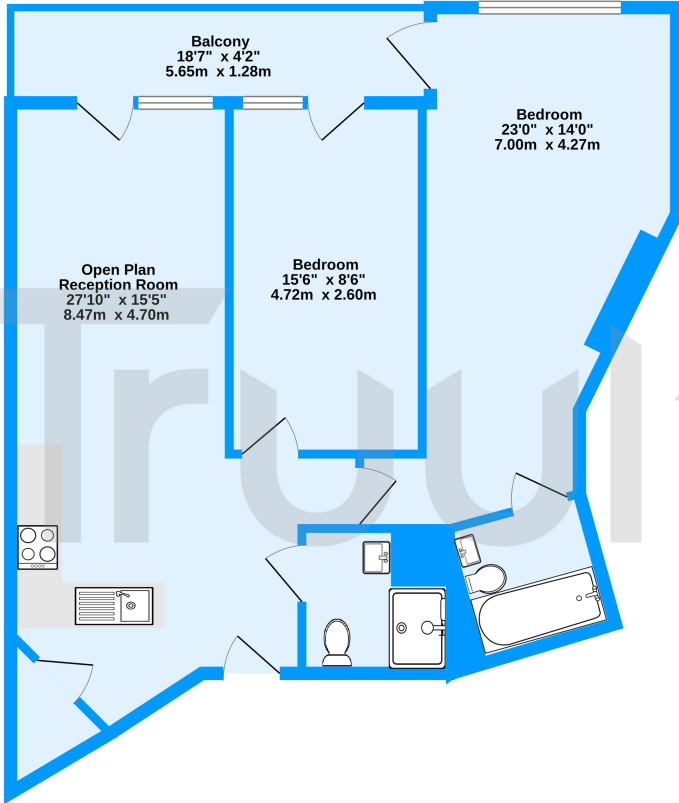
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Newgate, Croydon, Surrey, CR0

£325,000 Leasehold

Set within a prime location in Croydon this modern and stylish two double bedrooms, two bathrooms with a balcony and an allocated parking space is offered to the market with no onward chain.

Ground Floor  
726 sq.ft. (67.4 sq.m.) approx.



Newgate, Croydon, CR0

TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

