



Newgate Tower
Newgate
Croydon
Surrey
CR0 2FD

Offers in Excess of £400,000

bettermove

Newgate Croydon

Bettermove are proud to present this charming two bedroom 16th floor apartment in Croydon.

The property is leasehold and there are 993 years remaining on the lease. The latest service charge is £2801.36 and ground rent is £400, both have been paid in advance until the end of 2022.

The interior of this beautifully-presented property consists of a spacious open plan kitchen/living/dining room with a private balcony providing stunning views. There are two bedrooms, the master of which has an en suite shower room, and a separate family bathroom. There is an allocated parking space in a private underground car park with access via a security fob. The building has a 24/7 concierge and on site residents' gym.

Situated in the heart of Croydon town centre, the property is close to a wide range of amenities, including shops, supermarkets, restaurants and bars. Excellent transport links can be found from West Croydon Overground, rail and tram station, East Croydon rail station, the A232 and A23.

This exciting opportunity is not to be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

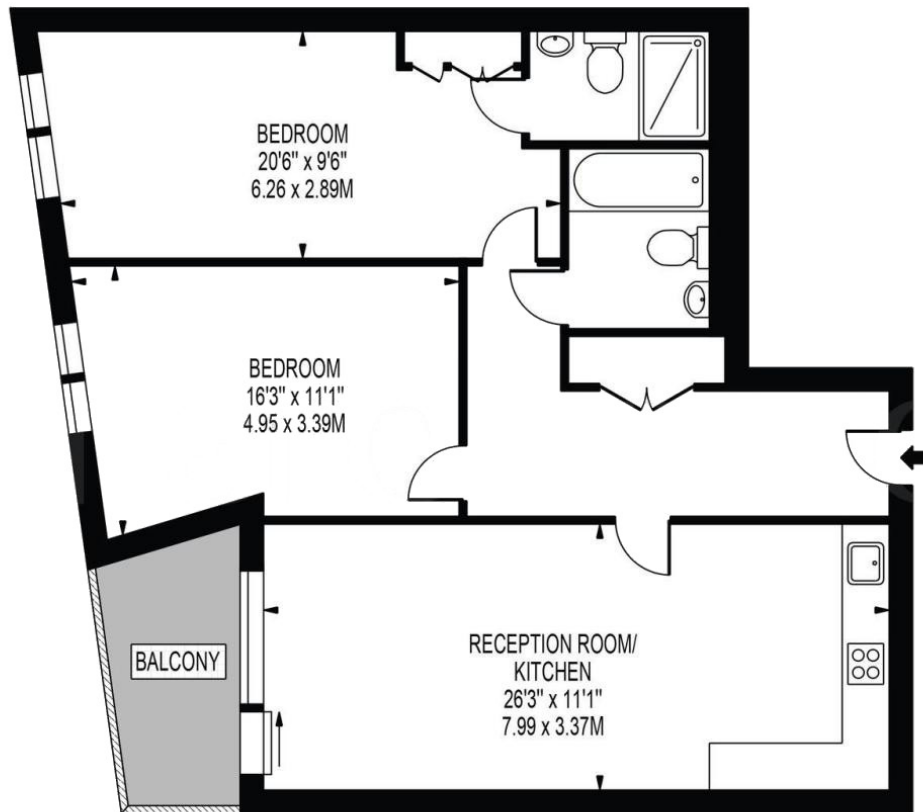
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



NEWGATE TOWER

APPROXIMATE GROSS INTERNAL FLOOR AREA: 896 SQ FT - 83.24 SQ M



SIXTEENTH 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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	80	80
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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