



Newgate Tower  
Newgate  
Croydon  
Surrey  
CR0

Offers In Excess Of £207,000

bettermove

# Newgate Croydon

Bettermove are proud to present this 1 bedroom apartment in Croydon, available with no forward chain.

The property benefits from double glazing, electric heating and electric underfloor heating.

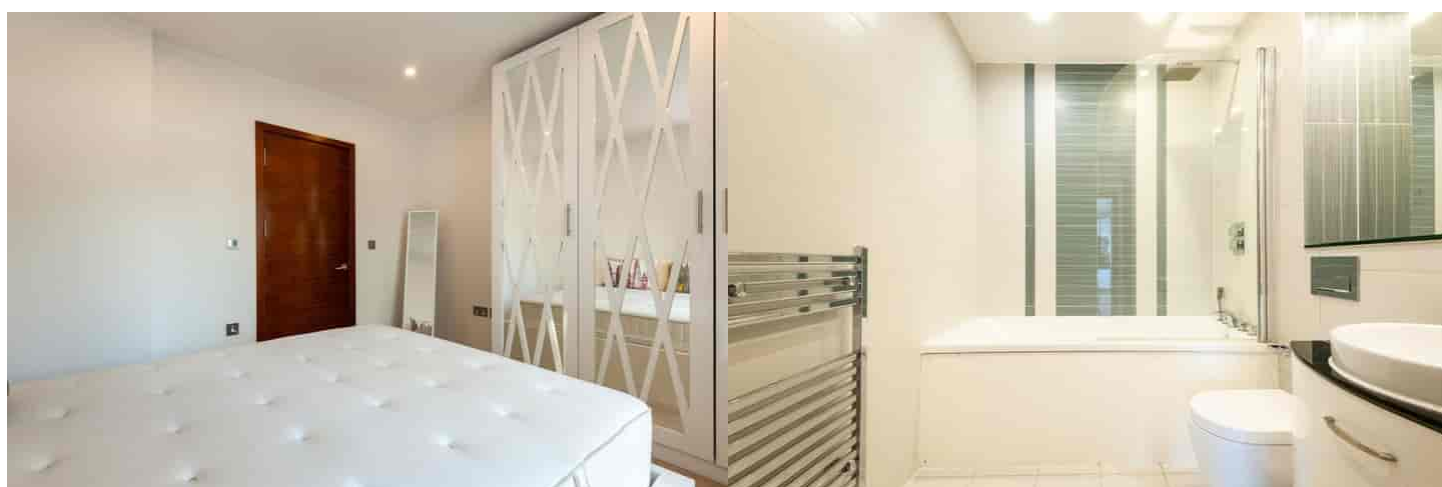
The council tax band is D.

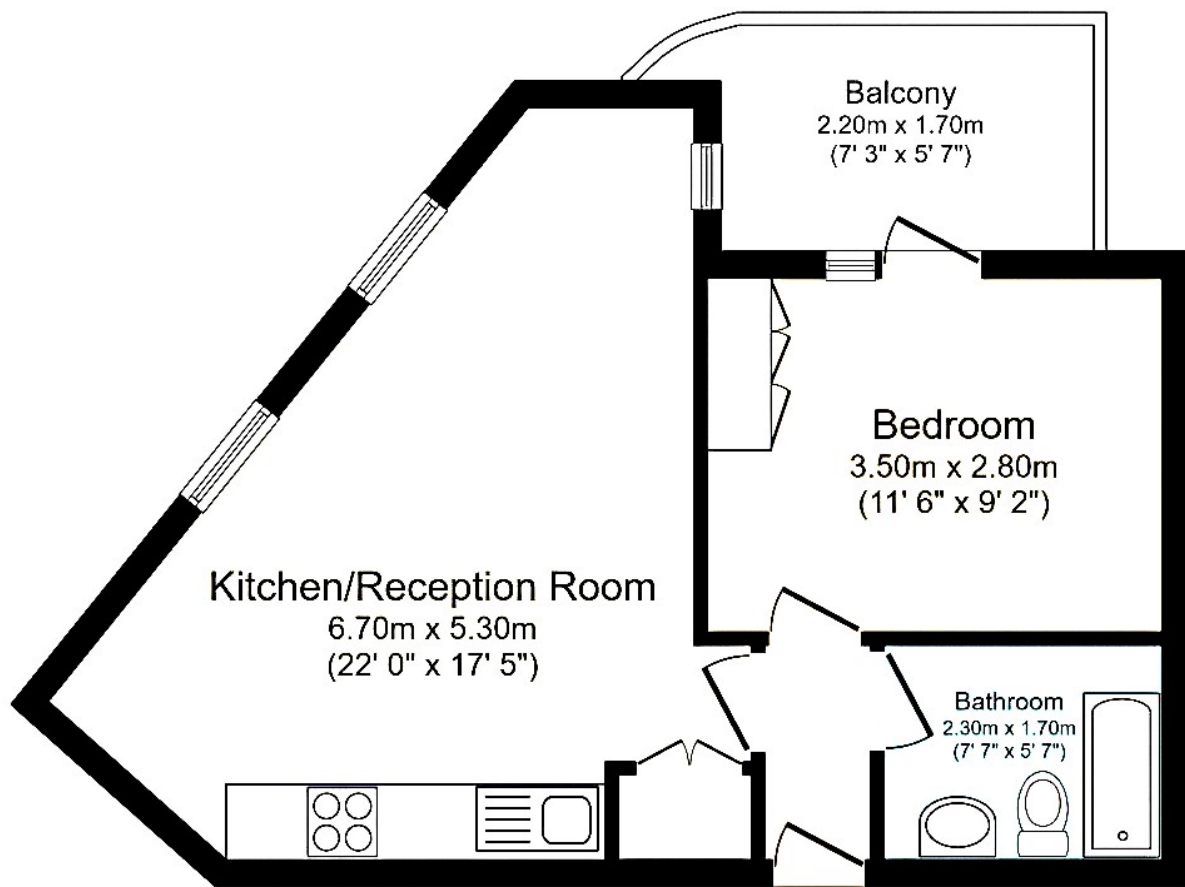
This is a leasehold property with 986 years remaining on the lease; the ground rent is £240.00 per annum and the service charge is £1,500.00 per annum.

Located on the ground floor on the apartment block, this beautifully presented property comprises a spacious, open plan kitchen/living room, one double bedroom and the family bathroom. The exterior boasts a private balcony, perfect for enjoying the summer months. The property also comes with a residents gym and communal lift to all floors.

Located in the popular town of Croydon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from a variety of underground and bus routes, West Croydon Railway Station, and close access to the M25.


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





**Floor Plan**

Total floor area 38.0 sq. m. (409 sq. ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		



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