



COCKBURN
ESTATE AND LETTINGS AGENTS

cockburn-online.co.uk

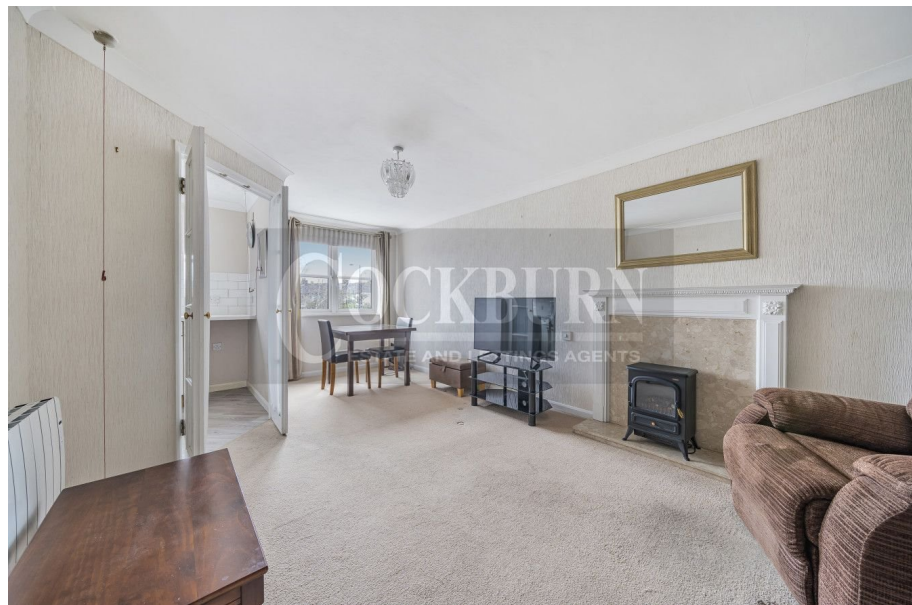
Paxton Court, Marvels Lane, SE12

£135,000

🛏️ 1 🚿 1 🚗 1



- Chain Free Sale
- Retirement Property - Over 60's Only
- One Bedroom Apartment
- Shower Room with Walk-in Shower
- Quiet Residential Block
- Communal Gardens
- Allocated Parking
- Excellent Transport Links Nearby
- EPC Rating D - Potential B
- Council Tax Band C - London Borough Of Lewisham

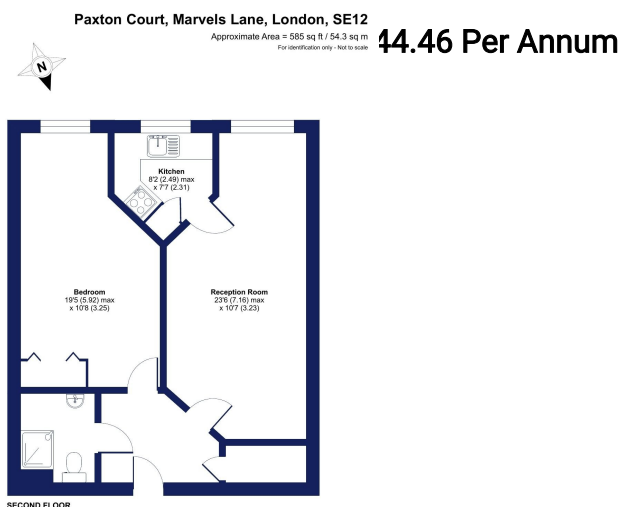


Chain Free!

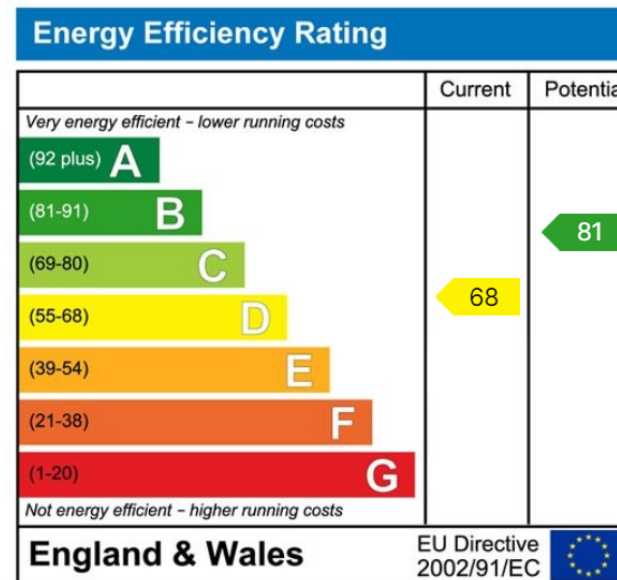
Cockburn are proud to present to the market this one bedroom second floor retirement flat, situated in the handily located development of Paxton Court. Available to those aged 60 years +, the property consists of large reception/dining room, kitchen, spacious bedroom and bathroom with walk-in shower. There is a pleasant and spacious communal lounge as well as a communal laundry area. The well maintained gardens are accessible to residents. Paxton Court has a house manager, plus a Careline system (emergency pull cords in each room) which controls door entry and monitors fire alarms and camera entry system (so that residents can see visitors before allowing them access to the building). Residents/visitor parking is available and there are excellent bus and rail routes to neighbouring towns.



Lease Length 10
| Ground Rent £



Energy Performance Certificate
This plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (London). © Cockburn 2024. Prepared for Cockburn Estate Agents. 1001 - 10/00/24



Cockburn EA

352 Footscray Road,
London, SE9 2EB

t: **020 8859 8590**