



Paxton Court, Marvels Lane, SE12

£125,000

Chain Free Sale

One Bed Retirement Property

Ouiet Residential Block

Communal Gardens

Allocated Parking

 Excellent Transport Links Nearby

24 Hour Careline System

· Close To All Local Amenities

• EPC Rating B

 Council Tax Band C - London Borough Of Lewisham





Chain Free!

Cockburn are proud to present to the market this one bedroom first 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 well equipped bathroom. 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. Residents/visitor parking is available and there are excellent bus and rail routes to neighbouring towns.

Lease Length 99 Years | Service Charge £2077.66 Per Annum | Ground Rent £646.22 Per Annum (approx)



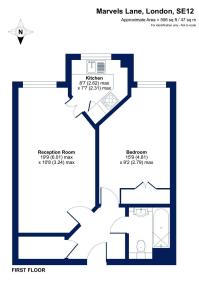












Certified Property Measurement Standards incorpositing Prior plan produced in accordance with RECS Property Measurement Standards incorpositing Informational Property Measurement Standards (PMSCS Residential). Ontoleocon 2004.

	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs	_	

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