



COCKBURN
ESTATE AND LETTINGS AGENTS

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Paxton Court, Marvels Lane, SE12

Offers In Region Of £115,000



- Chain Free Sale
- Retirement Property Over 55's
- Communal Grounds
- Residents Parking
- Excellent Transport Links Nearby
- 24 Hour Careline System
- Close To All Local Amenities
- Communal Reception Area
- Council Tax Band C - London Borough Of Lewisham



*** CHAIN FREE - RETIREMENT PROPERTY ***

Cockburn are excited to present to the market this one bedroom, first floor retirement flat, available to those aged 55 years +. The property consists of large reception/dining room with direct access into the communal garden, kitchen, well proportioned bedroom and bathroom with walk-in shower.

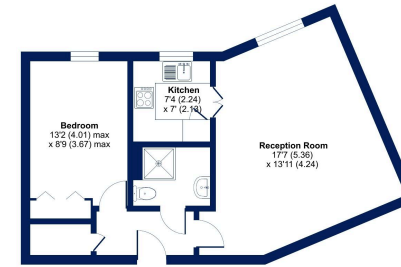
Situated in the well regarded Paxton Court development, the property comes with a Careline system which controls door entry and monitor fire alarms, there is also a camera system so that residents can see visitors before allowing them access to the building. Parking with security entry is to the front. There is a Communal Residents Lounge, and well kept Communal Residents Gardens which surround the property.

Lease Length 99 Years | Service Charge £1,292.44 | Ground Rent TBC (all figures approx.)

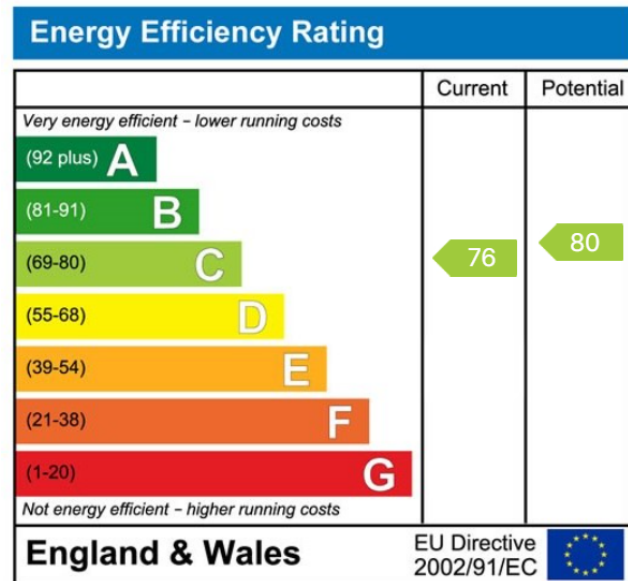




Marvels Lane, London, SE12
 Approximate Area = 558 sq ft / 51.8 sq m
 For information only - Not to scale



Energy Performance Certificate (EPC) for Marvels Lane, London, SE12. This plan was created in accordance with the RICS (Royal Institution of Chartered Surveyors) Professional Property Measurement Guidelines (IPMS) (2018) and the RICS (Royal Institution of Chartered Surveyors) Professional Code of Conduct (2017). © 2024 Cockburn Estate Agents. 103107



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