

COCKBURN
ESTATE AND LETTINGS AGENTS

Marvels Lane

SE12 9QQ

***** CHAIN FREE SALE *****

Cockburn are excited to present to the market this two bedroom, upper ground floor retirement flat, easily accessible without the need of a stairs or lift, available to those aged 55 years +. The property consists of large reception/lounge room, fitted kitchen, two well proportioned bedrooms 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. A residential warden lives on site also, who is available during daytime hours. Parking with security entry is to the front. There is a communal residents lounge, a communal laundry room and well kept communal gardens which surround the property.

Lease Length 97 Years
Service Charge £4,116.80 Per Annum
Ground Rent £753.92 Per Annum (all figures are approx.)








Key Features:

- ❑Chain Free Sale
- ❑Retirement Property Over 60’s
- ❑Upper Ground Floor Apartment
- ❑Two Double Bedrooms
- ❑Communal Reception Area + Communal Grounds
- ❑24 Hour Careline System
- ❑Residents Parking
- ❑Close To All Local Amenities
- ❑Excellent Transport Links Nearby
- ❑Council Tax Band D - London Borough Of Lewisham

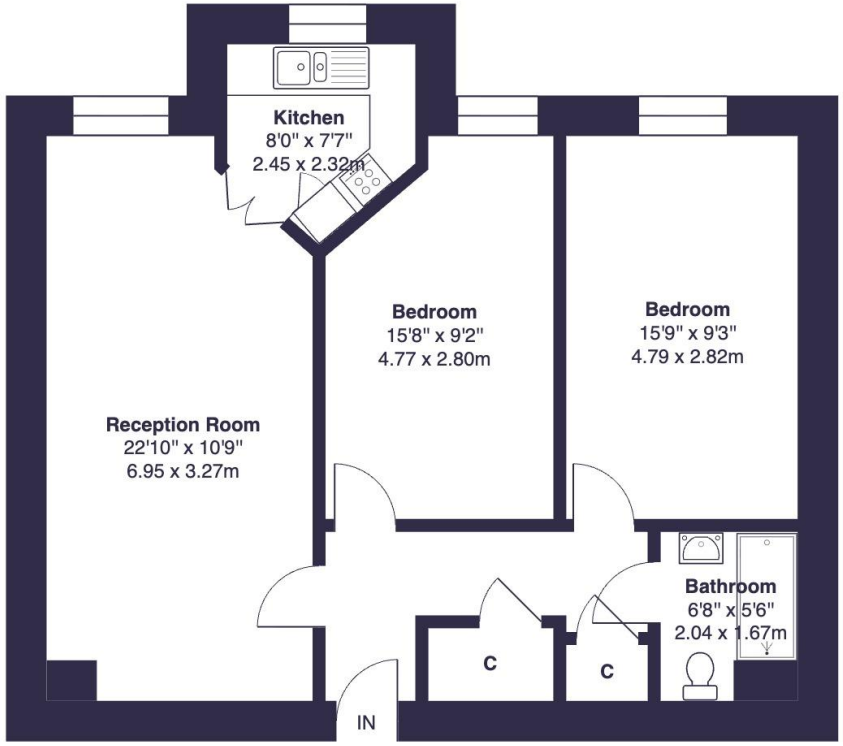







Paxton Court, SE12

Approximate Gross Internal Area = 720 sq ft / 66.9 sq m



Upper Ground Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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EPC: B

COUNCIL TAX BAND: D

TENURE: Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.

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New Eltham
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