



COCKBURN
ESTATE AND LETTINGS AGENTS

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Marvels Lane, Grove Park, SE12

£127,500

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- Chain Free Sale
- Retirement Property Over 60's
- Communal Reception Area
- Communal Grounds
- 24 Hour Careline System
- Residents Parking
- Close To All Local Amenities
- Long Lease Length
- Excellent Transport Links Nearby
- Council Tax Band C - London Borough Of Lewisham



***** CHAIN FREE - RETIREMENT PROPERTY *****

Cockburn are excited to present to the market this one bedroom, second floor retirement flat, available to those aged 60 years +. The property consists of large reception/dining room, 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 £2,585.64 | Ground Rent £646.22 (all figures approx.)





Marvels Lane, SE12

Approximate Gross Internal Area = 543 sq ft / 50.5 sq m



Second Floor

This plan is 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Cockburn EA

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