

## 6 Paxton Court

Marvels Lane, Grove Park, London, SE12 9QQ



**PRICE: £115,000**

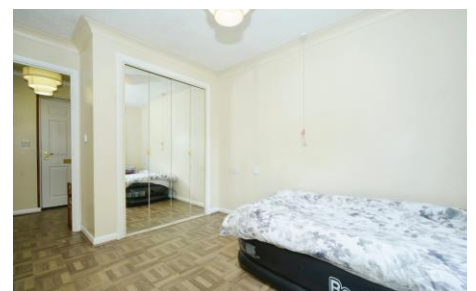
**Lease: 125 years from 1999**

### Property Description:

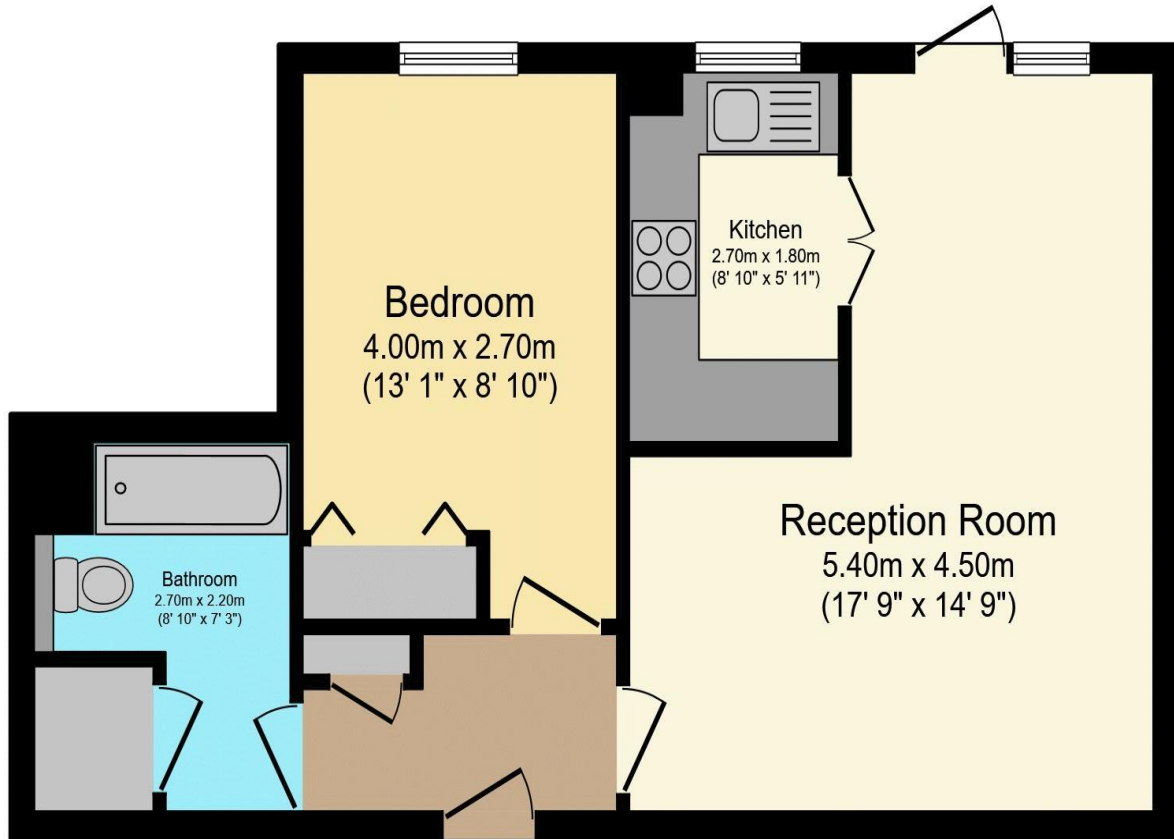
#### **A LOWER GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH DIRECT ACCESS TO COMMUNAL GARDENS**

Paxton Court consists of 66 one and two bedroom flats arranged over four floors. The call system controls door entry and monitors the fire alarm system. In addition, a camera entry system at the main entrance allows you to view a visitor before letting them in. The development also has a Development Manager. Situated in the development is a residents lounge, a twin bedded guest suite with en-suite shower. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Minimum Age 60
- Development Manager
- 24 hour emergency call system
- Cavity wall insulation - 25yr guarantee from 2007
- Guest Suite and Lift to all floors
- Residents Lounge
- Communal Laundry facilities
- Lease : 125 years from 1999



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**



Total floor area 45.6 m<sup>2</sup> (491 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£646.22**

**Ground Rent Period Review:**

**2043**

**Annual Service Charge:**

**£2,544.46**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.