



# Marvels Lane, Grove Park, SE12

Offers Over £115,000

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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
- Excellent Transport Links Nearby
- Council Tax Band C - London Borough Of Lewisham

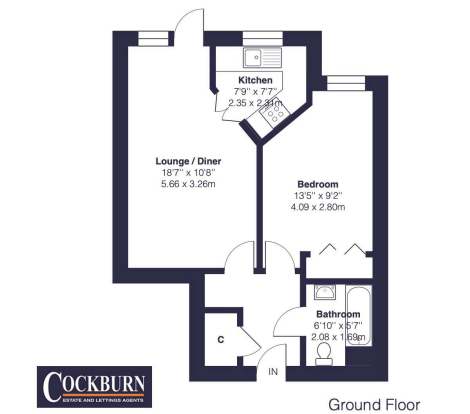


**\*\*\* CHAIN FREE SALE \*\*\***

*Cockburn are excited to present to the market this one bedroom, ground floor retirement flat, available to those aged 60 years +. The property consists of large reception/dining room with direct access into the communal garden, kitchen, well proportioned bedroom and bathroom suite.*



Paxton Court SE12  
Approximate Gross Internal Area = 475 sq ft / 44.1 sq m



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	