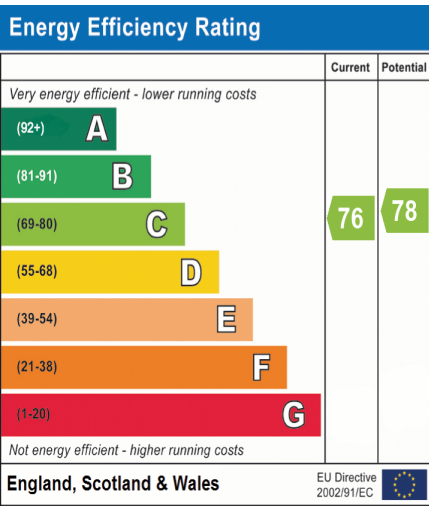
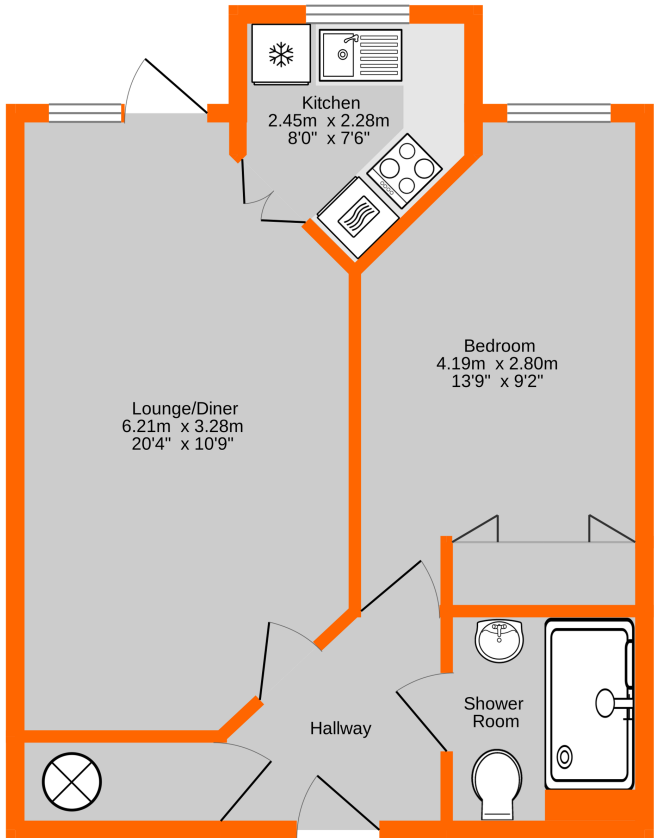




Ground Floor Flat
44.3 sq.m. (476 sq.ft.) approx.



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 3 Paxton Court Marvels Lane, London SE12 9QQ

£145,000 Leasehold

- Beautifully Presented
- Direct Access To Patio
- Large Double Bedroom
- Residents Facilities
- Age Restricted 60+ years
- Close To All Amenities
- No Chain
- 24 Hour Careline System

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london



Flat 3 Paxton Court Marvels Lane, London SE12 9QQ

Delightful age restricted development for the over 60's, built by McCarty and Stone. Beautifully presented one bedroom ground floor flat that enjoys direct access onto a private patio and communal gardens, located to the rear of the development. Modern well kept interior ready to move in, the property has a large lounge/diner with feature fire place, updated modern cream fitted kitchen with appliances, large bedroom over looking the rear garden with built in wardrobes and newly installed modern shower room. Double glazed, new carpets and electric heating. Long lease, well kept communal gardens to the rear with seating areas and lawn. Secure residents parking accessed via a barrier. Lift service to all floors with residents facilities including communal lounge, laundry and on-site residential manager. Emergency pull cord system and no onward chain. Internal viewing recommended.

Location

Situated about 0.4 of a mile to Grove Park station serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. A selection of local shops can be found in Marvels Lane, along with bus routes connecting the local area with the shopping facilities of Bromley High Street, a bus ride away as to is Bromley library and leisure centre. Chinbrook Meadows is a short walk away.



Ground Floor

Communal Entrance

Security entry phone system, lift and stairs to all floors.

Entrance Hall

Hardwood door into, coved cornice, security entry phone system, airing cupboard housing hot water cylinder and storage above, meter cupboard.

Lounge/Diner

6.21m x 3.28m (20' 4" x 10' 9") Double glazed window and double glazed door to rear garden, electric heater, electric fire place and surround, coved cornice, pull cord system, door to:-

Kitchen

2.45m x 2.28m (8' 0" x 7' 6") Re-fitted and updated with a large range of wall and base units, drawers, work tops over, sink and mixer tap, electric stainless steel oven, electric hob and stainless steel extractor hood, wine rack, space for fridge/freezer, recycling bins, emergency pull cord system.

Bedroom

4.19m x 2.80m (13' 9" x 9' 2") Double glazed window to rear overlooking communal gardens, coved cornice, built in double wardrobe with storage and hanging space, emergency pull cord system, electric heater.

Showerroom

2.07m x 1.69m (6' 9" x 5' 7") Updated with walk in large shower enclosure, chrome wall mounted shower, extractor, wash hand basin and storage under, low level w/c, heated towel rail, tiled walls.

Outside

Communal Gardens

Well kept communal gardens are located to the rear of the development, large lawn, seating areas and shrubs.

Parking

Secure parking accessed via an electric barrier, unallocated parking to front and side of development.

Additional Information

Residents Facilities

Large communal lounge, guest suite, on side warden and laundry.

Lease

Date of Lease: 18th August 2000 - TBC

Maintenance

Half yearly Service Charge
1 September 2025 - 28 February 2026
£1372.27 - TBC

Ground Rent

N/A - TBC

Council Tax

London Borough of Lewisham Band C
For the current rate please visit:
lewisham.gov.uk/myservices/counciltax/council-tax-bands

Broadband and Mobile

For Broadband coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

Details of lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts.