

10 Lions Hall

St. Swithun Street, Winchester, Hampshire, SO23 9HW



**PRICE: Offers in the Region Of
£335,000**

Lease: 139 years from 1987

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH VIEW OF THE COMMUNAL GARDENS BENEFITTING FROM A GARAGE

Lions Hall was constructed by Anglia Secure Homes and comprises 29 properties arranged over 3 floors each served by lift. The visiting Development Manager can be contacted in the case of an emergency by using a pendant. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Lions Hall is situated within close proximity of the city centre and Winchester Cathedral. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

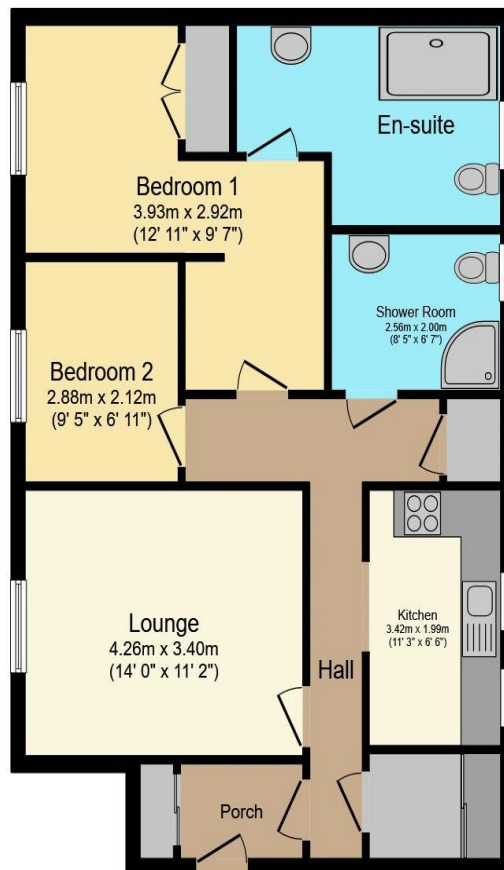
 01425 632291  millie.carla@retirementhomesearch.co.uk

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Development Features:

- Garage/ Parking
- Hairdressing salon and Communal laundry
- 24 hour emergency Appello call system
- Visiting Development Manager
- Residents' lounge
- Guest Suite
- Communal Gardens
- Lift to all floors
- Lease 139 years from 1987

Floorplan:



Total floor area 74.4 m² (800 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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Registered in England No. 3829469



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Rooms Description:

Interior Photos:

ACCOMMODATION

Shared Balcony and own walk-in locking storage cupboard. Refitted storage heaters, Dimplex models.

ENTRANCE HALL

Light switch, ceiling light point. Airing cupboard with hot water boiler (replaced in 2021), electric meter and storage space. Double storage cupboard with mirrored doors. doors off to the Lounge, bedrooms, shower room, kitchen and storage cupboard leading off.

LIVING ROOM

Wall light fittings and Ceiling Light, storage heater, power points, TV aerial point, telephone point, security door entry system, emergency pull cord.

KITCHEN

Tiled and fitted with stainless steel sink unit, wall and floor cupboards with work tops. Electric cooker. washing machine and dishwasher. Space for refrigerator. Power points. Ceiling light.

BEDROOM ONE

Built in wardrobe with hanging rail and shelf over. Storage heater, wall light fittings, power points, emergency pull cord. Door leading to En-Suite

EN-SUITE refitted in 2020

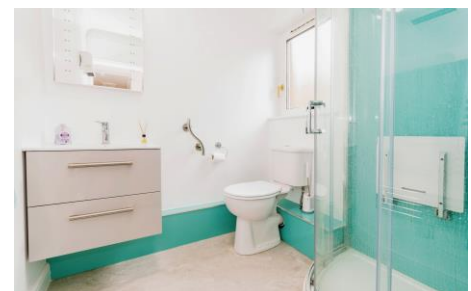
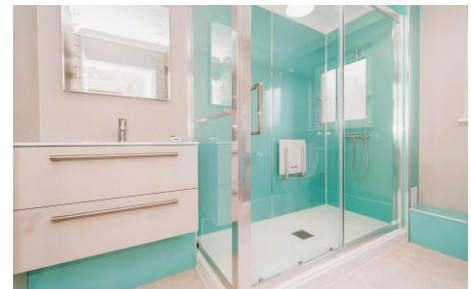
Tiled and Painted with Walk in Shower with seat and grab rail. WC with low level flush; vanity unit, shaver point and light fitting over. Ceiling light. Extractor fan. Heated Towel rail and also a wall mounted electric heater.

BEDROOM TWO

Illuminated light switch. Power points. Telephone point. Electric night storage heater. Ceiling light fitting. Emergency pull cord. TV point.

SHOWER ROOM- Refitted in 2020

Tiled and Painted with Corner Walk in Shower with grab rail. WC with low level flush; vanity unit, shaver point and light fitting over. Ceiling light. Extractor fan. Heated towel rail and a wall mounted electric heater.



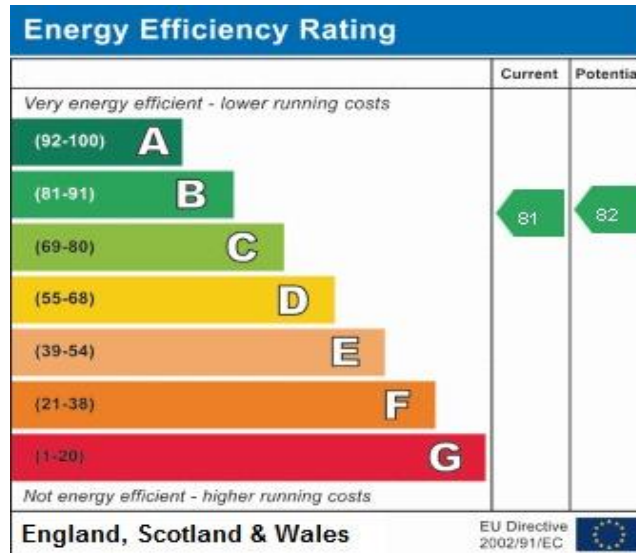
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Energy Performance Certificate:



For Financial Year Ending: 30/09/2024

Annual Ground Rent: **£411.36**

Ground Rent Period Review: **Next Uplift 2029**

Annual Service Charge: **£4,391.66**

Council Tax Band: **D**

Event Fees: **1% Transfer Nil. Contingency**

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

Millie & Carla



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Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

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.

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