

2 Lions Hall

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



PRICE: £320,000

Lease: 99 years from 1987

Property Description:

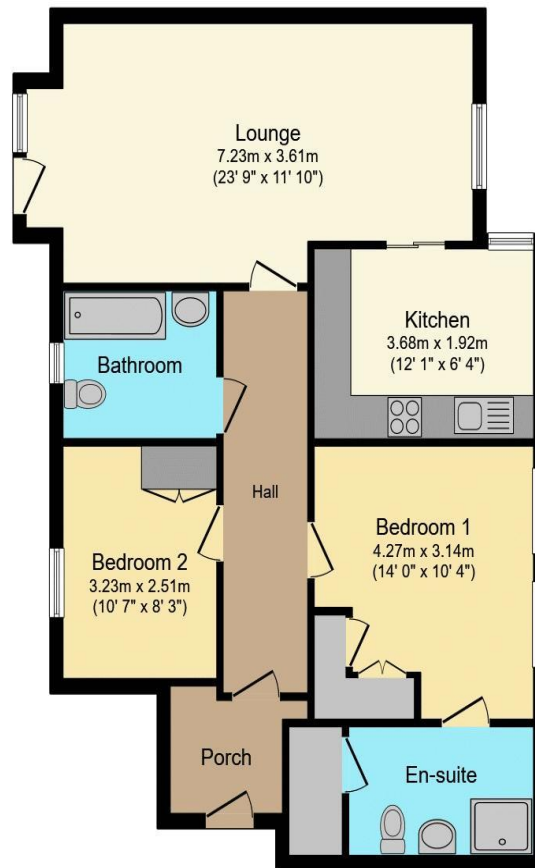
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH DUAL ASPECT, DIRECT ACCESS ONTO COMMUNAL COURTYARD AND PARKING SPACE.

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.

- Parking Space comes with apartment!
- Residents Lounge, Hairdressing salor and Communal laundry
- 24 hour emergency Appello call system
- Guest Suite
- Communal Gardens
- Lift to all floors
- Lease 99 years from 1987



**For more details or to make an appointment to view, please contact
Millie & Carla**



Total floor area 81.3 m² (875 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)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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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.