

17 Lions Hall

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



PRICE: £325,000

Lease: 99 years from 1987

Property Description:

A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH GARDEN VIEWS

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.



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Development Features:

- Residents' lounge
- Hairdressing salon and Communal laundry
- 24 hour emergency Appello call system
- Visiting Development Manager
- Minimum Age 55
- Guest Suite & Communal Gardens
- Parking Space
- Lift to all floors
- Lease 99 years from 1987

Floorplan:



Total floor area 74.6 m² (803 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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Retirement Homeseach Limited, Registered Office:
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Registered in England No. 3829469



Rooms Description:

Interior Photos:

ACCOMMODATION

Front door to

ENTRANCE HALL

Light switch, ceiling light point. Airing cupboard with insulated hot water cylinder, electric meter and storage space.

LIVING ROOM

Ceiling light fittings, storage heater, power points, TV aerial point, telephone point, emergency pull cord. A doorway leads to the hallway-

KITCHEN WITH WINDOW

Tiled and fitted with stainless steel sink unit, wall and floor cupboards with work tops. Electric cooker. Refrigerator. Power points. strip light.

BEDROOM ONE

Built in wardrobe with hanging rail and shelf over. Storage heater, ceiling light fittings, power points, emergency intercom.

MAIN SHOWER ROOM WITH WINDOW

Tiled and fitted with suite comprising walk in shower with hand grips and emergency push button, WC with low level flush and vanity unit with mirror over. Strip light, extractor fan, wall mounted electric heater.

SECOND BATHROOM WITH WINDOW

Tiled and fitted with suite comprising shower cubical with hand grips and emergency push button, WC with low level flush and vanity unit. Strip light, extractor fan, wall mounted electric heater.

BEDROOM TWO

Built in wardrobe with hanging rail and shelf over. Storage heater, ceiling light fittings, power points, emergency intercom.



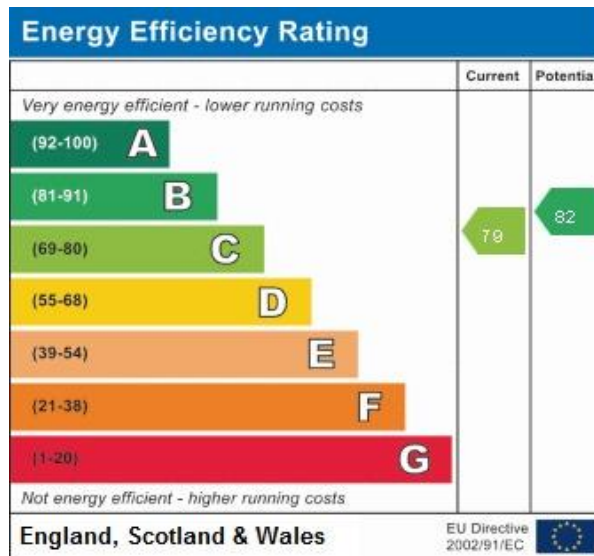
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Energy Performance Certificate:



For Financial Year Ending: 30/09/2024

Annual Ground Rent: **£411.46**

Ground Rent Period Review: **2029**

Annual Service Charge: **£4391.66**

Council Tax Band: **D**

Event Fees: **1% Transfer** **0.00 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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