

## 12 Lions Hall

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



**PRICE: Offers in the Region Of  
£320,000**

**Lease: 99 years from 1987**

### Property Description:

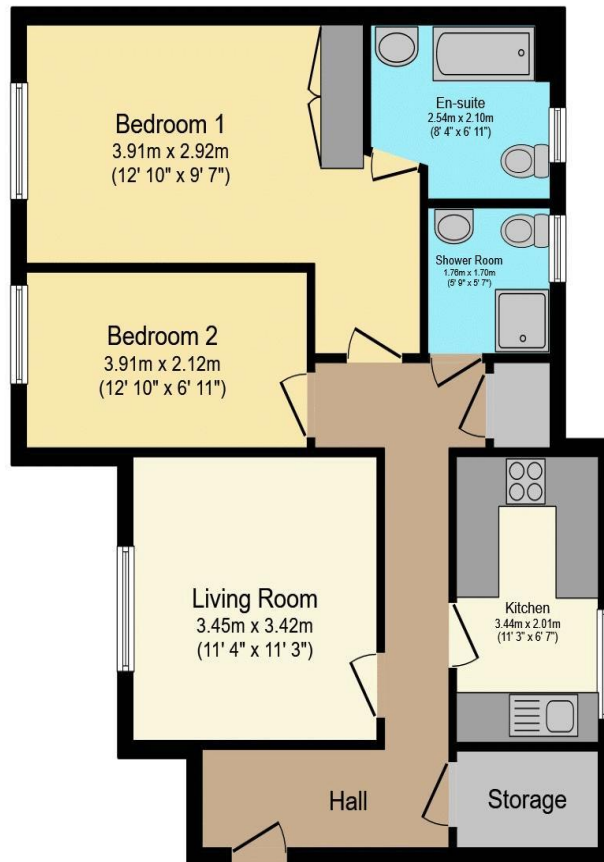
#### **A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT**

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.

- Residents' lounge
- Hairdressing salon and Communal laundry
- 24 hour emergency Appello call system
- Visiting Development Manager
- Minimum Age 55
- 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  
Miss Kalise Bucknell MNAEA**



Total floor area 68.0 sq.m. (732 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**30/09/2025**

**Annual Ground Rent:**

**£411.36**

**Ground Rent Period Review:**

**Next Uplift 2029**

**Annual Service Charge:**

**£4,711.31**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer  
Nil. Contingency**

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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.