



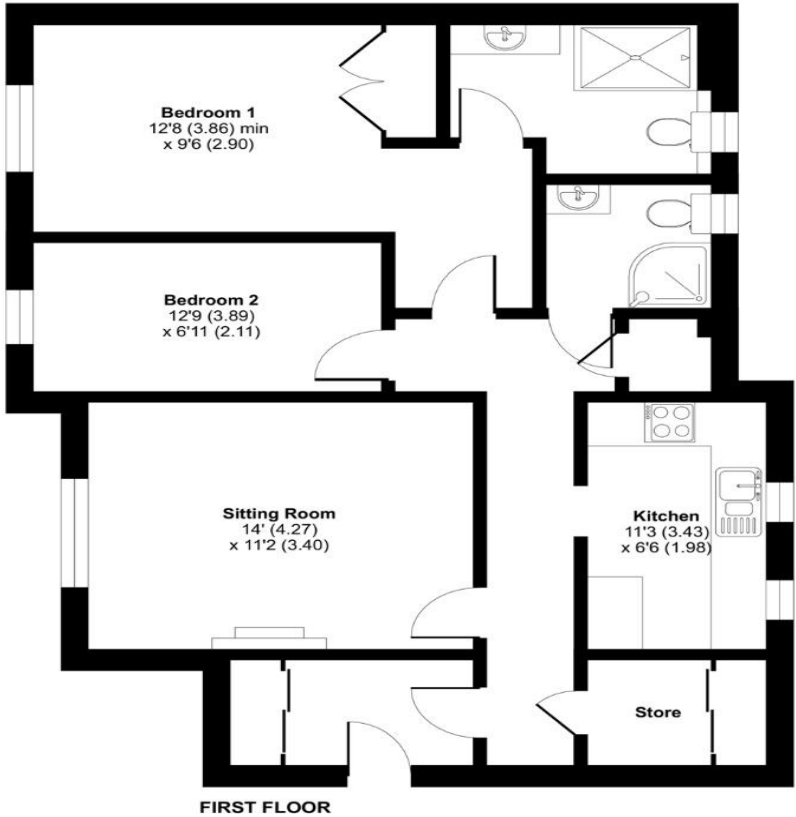
Lions Hall, St. Swithun Street, Winchester, Hampshire, SO23 9HW



## ACCOMMODATION

A sizeable, attractive retirement complex within level walking distance of the city centre and with the added benefit of secure private parking. The apartment is located in a wonderful development with community at the heart. Internally the property offers comfortable accommodation in excess of 800sqft. The kitchen is fully fitted with a range of cupboards and work surfaces and the traditionally shaped sitting room with feature fireplace is a generous size. There are two spacious bedrooms with the principal bedroom boasting an en-suite shower room. A further shower room serves bedroom two. There is plenty of excellent storage throughout with a large storage room, inner lobby and a further cupboard off the hallway. The apartment features an emergency pull-cord system, offering reassurance in later years, with the added benefit of an on-site manager who is available five mornings each week for additional assistance, if required. Communal areas include a lounge, laundry room and a guest bedroom which can be booked for visitors at an additional cost per night. Externally, the development benefits from a communal courtyard garden which has been beautifully maintained with mature shrubs and flowerbeds and a feature pond. The property also benefits from a garage.


Approximate Area = 810 sq ft / 75.2 sq m  
For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Charters Estate Agents Limited. REF: 952553 



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

**SITUATION**

The location offers the desirability of being within a short walking distance of the High Street, the Itchen Navigation and the wealth of history and amenities that this wonderful city can afford with excellent shopping, recreational and cultural facilities and a wide range of restaurants and pubs, cinema and theatre. There are beautiful walks along the River Itchen and its water meadows leading to Cathedral Close and the world-renowned Winchester College. Communications are first class with Winchester mainline station providing a regular train service to London Waterloo (approximately 59 minutes). The M3 is on Winchester's doorstep providing access to the south and the M27 coastal motorway with London to the north, the A34 to the Midlands and the A303 and A34 providing access to the West Country. The New Forest is within easy reach, as is the south coast with its sailing on the Solent. Southampton International Airport is nearby, approximately 10 miles, and provides an ever-increasing service to both domestic and European destinations.



#### **SPECIFICATION**

- No chain on offer
- Over 800sqft apartment
- Two double bedrooms
- Two shower rooms
- Garage
- Central location

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

#### **GUIDE PRICE**

Guide Price £335,000

#### **TENURE**

Leasehold

Unexpired Years: 102

Annual Ground Rent: £410.10

Annual Service Charge: £4978.93

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.