

## **12A Lions Hall**

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



**PRICE: £310,000**

**Lease: 99 years from 1987**

### **Property Description:**

#### **A TWO BEDROOM MAISONETTE STYLE RETIREMENT APARTMENT WITH TWO ENTRANCES AND ITS OWN PRIVATE COURTYARD**

Lions Hall was constructed by Anglia Secure Homes and comprises 29 properties. 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**



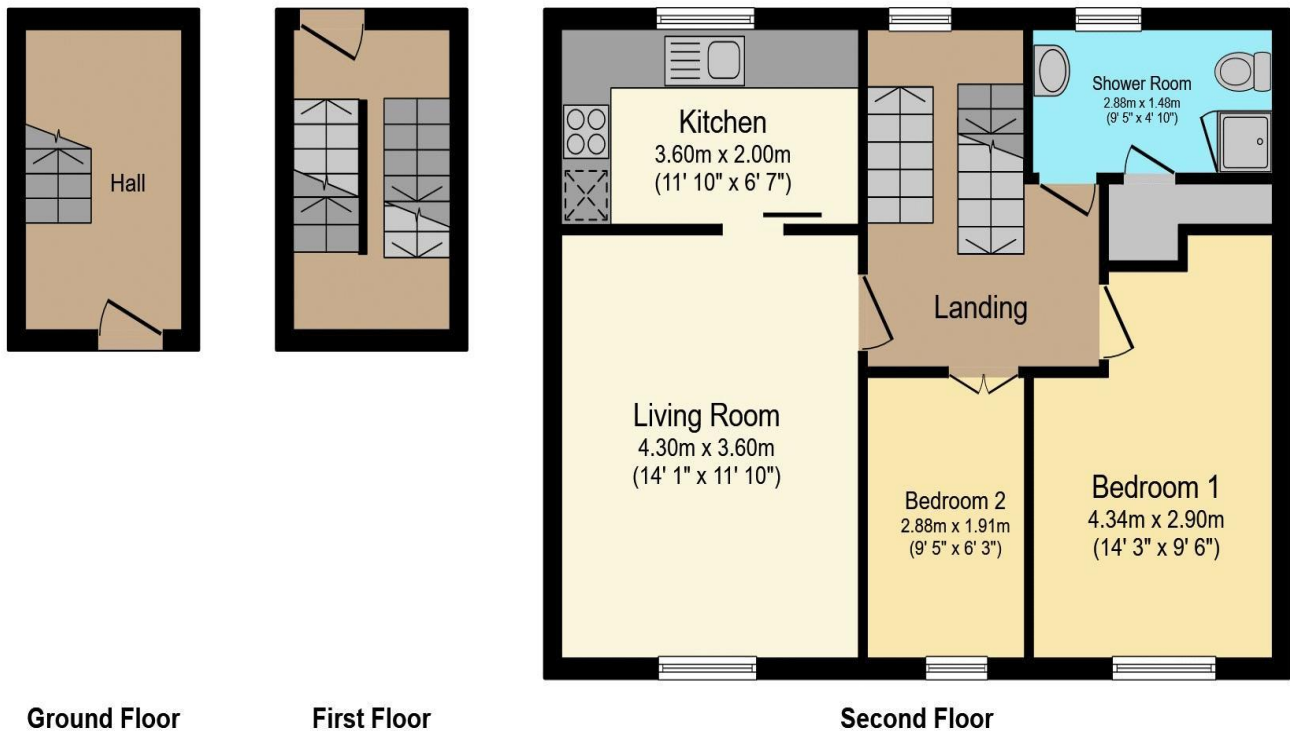
**millie.carla@retirementhomesearch.co.uk**

**retirementhomesearch.co.uk**

## Development Features:

- Residents' lounge & Communal Gardens
- Hairdressing salon and Communal laundry
- 24 hour emergency Appello call system
- Visiting Development Manager
- Stair Lift subject to permission
- Guest Suite
- Own private courtyard
- Lift to all floors
- Lease 99 years from 1987

## Floorplan:



Total floor area 67.1 sq.m. (723 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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# A TWO BEDROOM MAISONETTE STYLE RETIREMENT APARTMENT WITH TWO ENTRANCES AND ITS OWN PRIVATE COURTYARD

RETIREMENT  
HOMESEARCH

## Rooms Description:

## Interior Photos:

### ACCOMMODATION

Accessed via it's own front door through a gated private front garden or via the communal entrance. Stair Lift subject to permission

### ENTRANCE HALL

Light switch, ceiling light point.

### LIVING ROOM

With views over the Courtyard. Electric fire and hearth. Wall light fittings and Ceiling light with fan, Electric heater, power points, TV aerial point, telephone point. emergency pull cord.

### KITCHEN

Tiled and fitted with stone effect sink unit, wall and floor cupboards with Oak style laminated worktops. Built in oven with microwave above. Built in Hob with extractor over. Space for refrigerator. Power points. Ceiling light.

### BEDROOM ONE

Electric heater, ceiling light fittings, power points, emergency pull cord.

### BEDROOM TWO

Currently used as a dressing room. Electric heater, Ceiling Light, Emergency Pull cord.

### SHOWER ROOM

Tiled and fitted with shower, hand grips and emergency pull cord, WC with low level flush and vanity unit. Ceiling light, extractor fan, wall mounted electric heater. Airing cupboard with insulated hot water cylinder, electric meter and storage space.



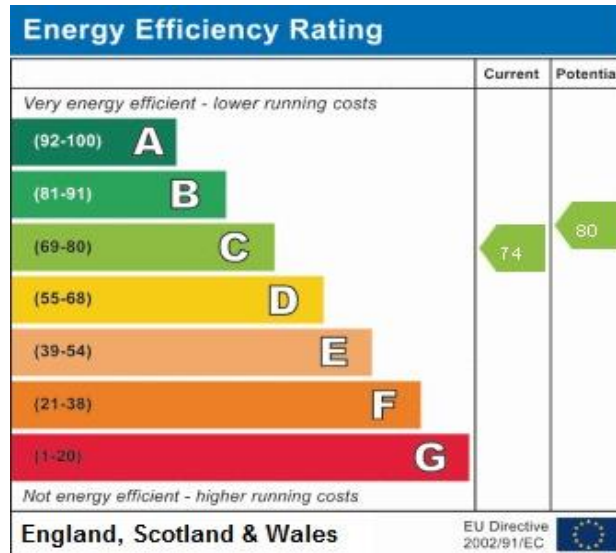
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## Energy Performance Certificate:



For Financial Year Ending: 30/9/24

Annual Ground Rent: **£411.36**

Ground Rent Period Review: **2029**

Annual Service Charge: **£4,236.90**

Council Tax Band: **D**

Event Fees: **1% Transfer 0% Contingency**

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

Millie & Carla



**01425 632291** **millie.carla@retirementhomesearch.co.uk**

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](mailto: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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