



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

Winkworth

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Lovely Ground Floor Apartment in Superb, Central, Over 55's Development

Lions Hall is a well-regarded over 55's development located in a prime position in the city centre, just a short level distance to the shops and restaurants on the high street. Number 29 is conveniently situated on the ground floor.

The accommodation is well presented throughout and comprises a generous sitting room with two large windows allowing plenty of natural light. The lovely, fitted kitchen with courtyard aspect window has an array of base and eye-level units providing plenty of storage. Integrated appliances include double oven, hob and extractor with space for further appliances.

The principal bedroom is a great size and has the advantage of excellent built-in storage and a smart en-suite shower room. Bedroom two lies alongside and also benefits from a built-in wardrobe. Two useful storage cupboards and a smart second shower room are situated off the hallway, completing the internal accommodation.

Further benefits include a House Manager, residents' lounge, communal laundry room, guest suite facilities and Careline emergency pullcord system.

The front door opens out onto the well-maintained communal gardens which are mainly paved, with raised flower beds and shrub borders, benches, and a feature pond.





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Directions

On foot from our office in Southgate Street, cross the road and turn right, then turn left at the Green Man Pub into St Swithun Street. Follow the road down and Lions Hall is on your left, on the corner of St Thomas Street.

Location

St Swithun Street is in an extremely sought after location, perfectly situated between the city centre and open countryside. Winchester centre is a short distance away with its railway station (links to London Waterloo in approximately 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. Winchester College and The Wykeham Arms public house are both within close proximity. The A34, A33 and M3 are all within easy reach, giving access to our national motorway network. The lovely water meadows are a stone's throw away.

Tenure: Leasehold - 99 years from 1987.

Service charge of £4,824.17. Ground rent of £441 per annum.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: D

EPC rating: C

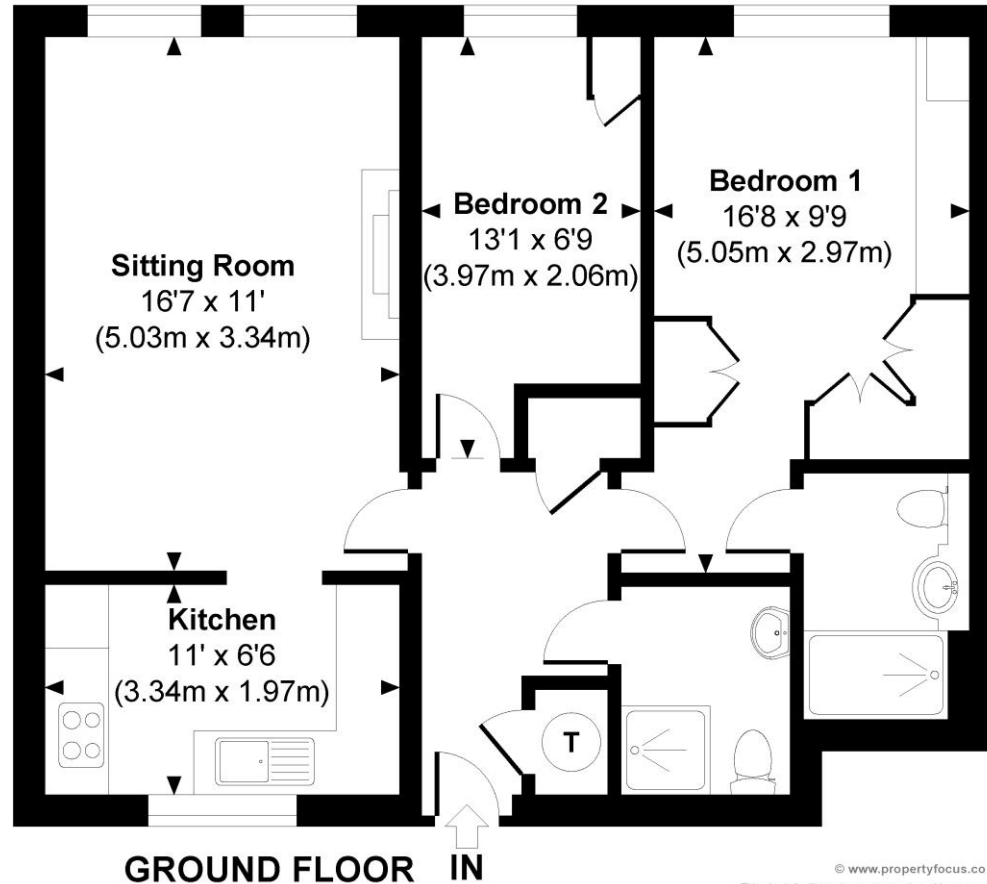
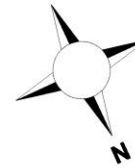
Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Lions Hall

Approximate Gross Internal Area
Total = 658 Sq Ft / 61.16 Sq M



GROUND FLOOR IN



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Winkworth Winchester

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