



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

**welcome to**

**Lions Hall, St Swithun Street, Winchester**

Fox and Sons are proud to bring to the market this immaculate apartment, which is located in central Winchester. This ground floor apartment offers two bedrooms, two shower rooms, a spacious lounge with doors leading into the gardens, immaculate kitchen with window and small study/storage room.





### Entrance Hall

### Storage Cupboard/ Utility Area

6' 6" max x 4' 9" max (1.98m max x 1.45m max)

### Lounge

14' 1" max x 11' 2" max (4.29m max x 3.40m max)

### Kitchen

6' 6" max x 11' 2" max (1.98m max x 3.40m max)

### Bedroom 2

12' 8" max x 6' 5" max (3.86m max x 1.96m max)

### Shower Room

### Bedroom 1

12' 8" max x 9' 5" max (3.86m max x 2.87m max)

### Shower Room 2

### Outside Store Room

Total floor area 75.4 sq.m. (811 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Lions Hall, St Swithun Street, Winchester

- Two Bedroom, Ground Floor Apartment
- Offered With No Onward Chain
- Excellent Central Location
- Two Modern Shower Rooms
- 104 years remaining on the lease \*\*

Tenure: Leasehold EPC Rating: C

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WCR105728](https://fox-and-sons.co.uk/Property/WCR105728)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WCR105728 - 0009

  
fox & sons



**01794 513085**



Romsey@fox-and-sons.co.uk



2 Market Place, ROMSEY, Hampshire, SO51 8NB



**fox-and-sons.co.uk**