



6 Lion House  
Station Road  
Wickham  
Hampshire, PO17 5JA



Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)



## 6 LION HOUSE

### PRICE GUIDE: £195,000

#### The Property

A rare opportunity to acquire a property in the historic and sought after village of Wickham. Lion House was converted from a Victorian public house in recent years, retaining some original features, to six village apartments. No 6 is at the front with its own entrance and an allocated parking space to the rear. The accommodation has a living room with fireplace, kitchen, bedroom, shower room and a spacious cellar with a utility area. Viewing is very highly recommended.

- \* NO FORWARD CHAIN \*
- \* CENTRAL VILLAGE LOCATION \*
- \* CLOSE TO AMENITIES \*
- \* LIVING ROOM\* KITCHEN \*
- \* BEDROOM \* SHOWER ROOM \* CELLAR \*
- \* ALLOCATED PARKING SPACE \*
- \* SHARE OF FREEHOLD \*
- \* REMAINDER OF A 999 YEAR LEASE \*

#### The Location

Wickham is a historic village at the southern end of the Meon Valley and offers a good range of local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

#### Directions

Lion House is to be found next door to our offices in Wickham Square.

#### ACCOMMODATION

Front door opening to:

**LIVING ROOM** Sash windows to front and side, fireplace, picture rails, electric wall mounted heater\*, wood block flooring, part glazed door opening to:

**HALLWAY** Cupboard housing hot water tank, tiled floor, under floor heating\*, panelled doors opening to:

**KITCHEN** Window to side, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, built in electric oven\*, electric hob\*, with extractor over\*, space for refrigerator, plumbing for dishwasher, folding breakfast bar, tiled floor, under floor heating\*.

**BEDROOM** Window to side, cast iron fireplace, picture rails.

**SHOWER ROOM** Window to side, suite comprising tiled shower cubicle, wash hand basin with adjacent surfaces and cupboards below, low level wc., partially tiled walls, tiled floor, under floor heating\*.

**CELLAR** Steps down to utility area with plumbing for washing machine, tiled floor, opening to further area with fitted pump\*.

**TENURE** Leasehold. The property has the residue of 999 year lease dating from 1998.

**GROUND RENT** Non payable. Share of Freehold.

**MAINTENANCE** The service charge is £85.50 pm. This covers, buildings insurance, communal electricity, management fee, repairs and maintenance of building and grounds and window cleaning.

**Services:** Mains electricity, water supply and drains.

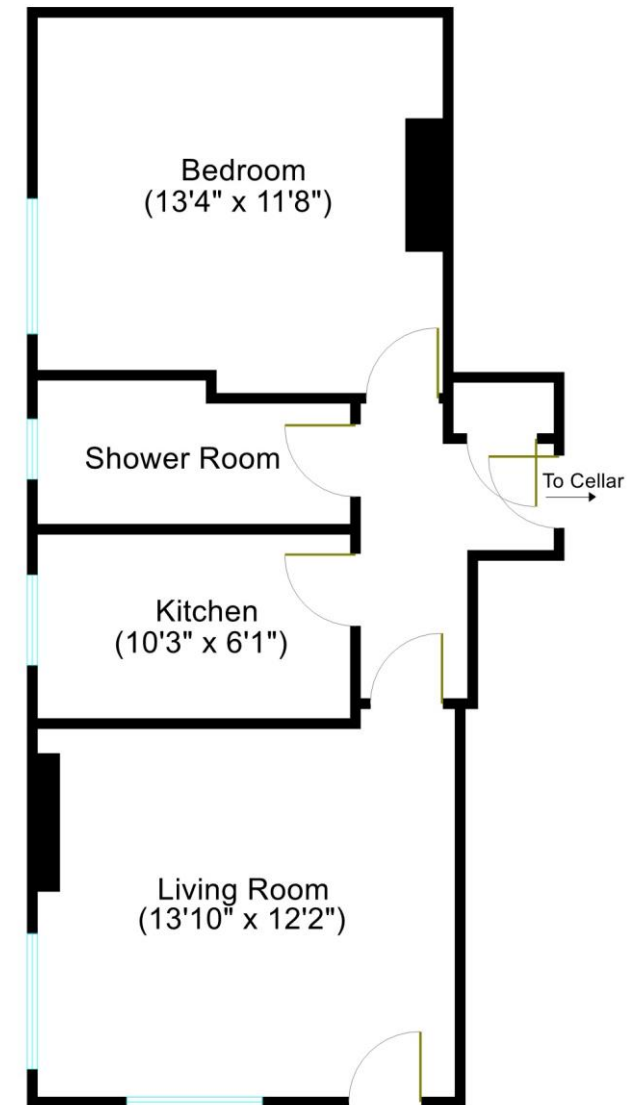
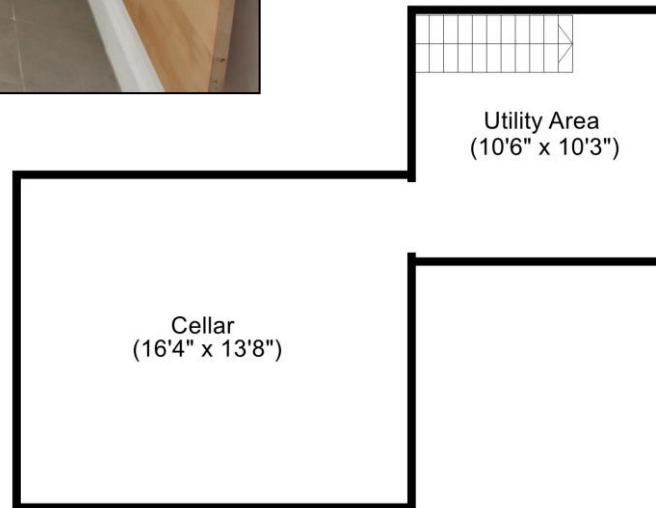
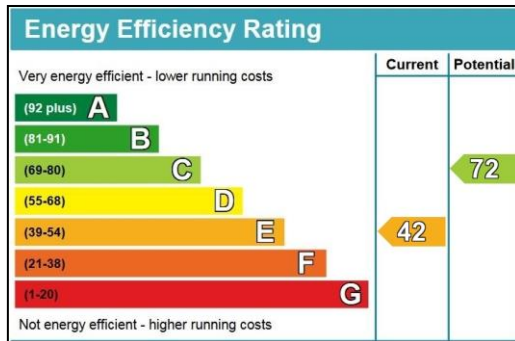
**Local Authority:** Winchester Council.

**Council Tax Band:** C.

**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract.

**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





Total approx. internal floor area = 505.5 sq ft/ 47 sqm.  
(excluding cellar).  
Floor Plan for identification and guidance purposes only

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.



