



Wyke Mark, Dean Lane, Winchester, SO22 5DJ

Winkworth



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Elegant Over 65s Apartment in a Peaceful Setting

Wyke Mark is a prestigious Cognatum Retirement Property development for the over 65s consisting of 25 elegant apartments, set in mature, landscaped gardens. Services include resident Estate Managers, CCTV, Aid Call personal alarm system, private residents' minibus for shopping excursions and a guest suite which is available for visitors. The development is splendidly located off leafy Dean Lane on the western side of Winchester and close to very good local amenities at Stoney Lane.

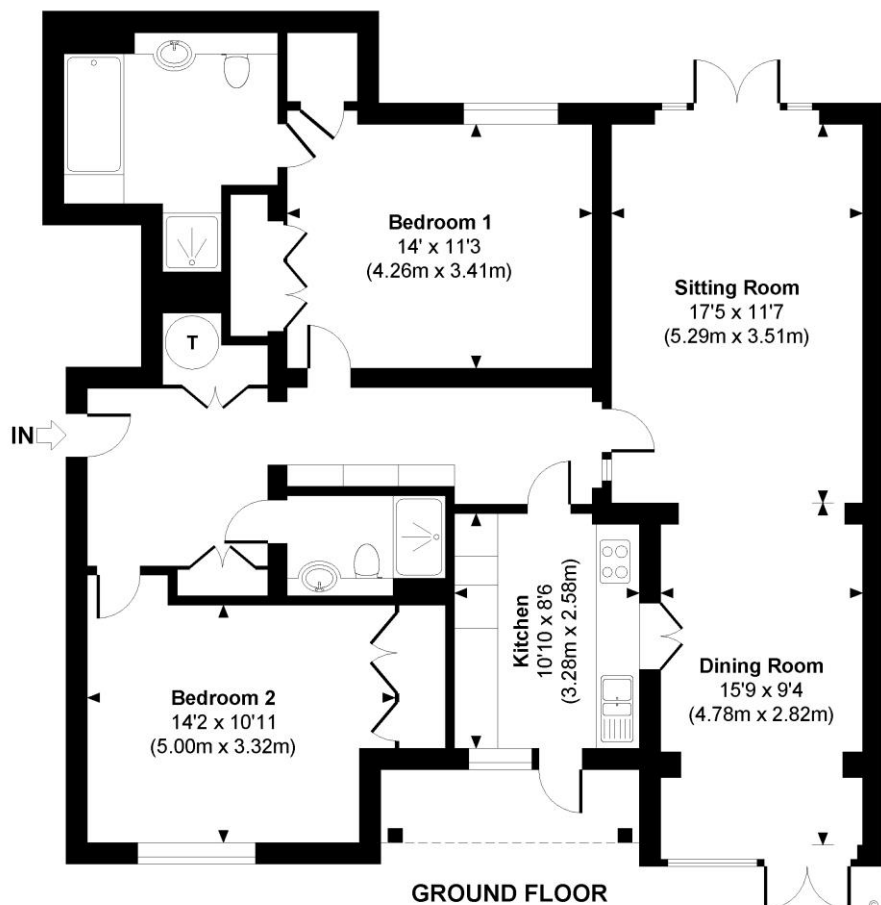


Number 1 is a beautifully presented ground floor apartment with direct access to two private patio gardens. The open plan sitting/dining room is a wonderful light space, with a study area and double doors at each end opening onto the private patios. The kitchen also has access onto the front patio and is fully fitted with integrated appliances such as oven, hob, microwave and fridge/freezer, and ample base and eye level units. There are two spacious bedrooms, the principal bedroom has the benefit of fitted wardrobes and an en-suite bathroom with bath and separate shower, while the second bedroom also has built-in wardrobes and there is a further shower room. The apartment is in good decorative order throughout and benefits from plenty of storage space.

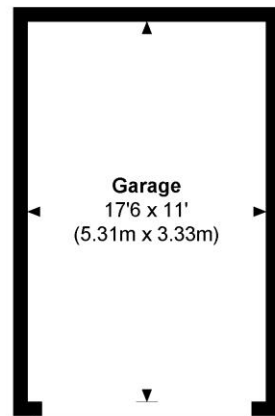
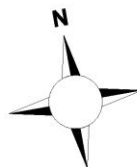


The attractive communal landscaped gardens are immaculately tended and mainly laid to lawn with a number of seating areas, feature pond and a variety of mature trees and shrubs. There is a single garage in a block with light and power which is located next to the apartment, and ample visitors parking is available.





Wyke Mark
 Approximate Gross Internal Area
 Main House = 1148 Sq Ft / 106.62 Sq M
 Garage = 190 Sq Ft / 17.68 Sq M
 Total = 1338 Sq Ft / 124.30 Sq M
 Outbuildings are not shown in correct orientation or location.



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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.

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Directions

From our office in Southgate Street turn left at the traffic lights up High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue up Stockbridge Road across two more mini roundabouts, then take a left into Dean Lane. Continue along Dean Lane and Wyke Mark can be found on the right-hand side after about half a mile.

Location

Conveniently positioned for the city centre with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the City's historic cathedral. Wyke Mark is noted for its proximity to the Waitrose store at Weeke, doctors' surgery and pharmacy as well as the other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane.

Tenure: Leasehold

Lease Details: 150 years from 2003

Service Charge £7,176 for 2022, £7980 for 2023. Includes water rates, alarm system, general maintenance, grounds maintenance, buildings insurance, minibus, and window cleaning.

Services

Mains electricity and drainage. Water meter.

Winchester City Council

Council tax band: E

EPC rating: E

Winkworth.co.uk/winchester

Winkworth Winchester

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