



### **3 Wyke Mark, Dean Lane, Winchester, Hampshire SO22 5DJ**

An immaculate, ground floor, two bedroom apartment overlooking courtyard gardens, within walking distance of local shops and just 2 miles from the beautiful city of Winchester.

# 3 Wyke Mark

**Guide Price**  
**£425,000** (Leasehold)

**Entrance hall • shower/cloakroom • open plan, dual aspect sitting / dining room • kitchen**  
**• two double bedrooms • ensuite bathroom with separate shower • two patio gardens • garage**

## The Property

3 Wyke Mark is a charming two bedroom, ground floor apartment on this prestigious development, a short walk from local shops and amenities, and just two miles from the centre of beautiful and historic Winchester.

The property is in good decorative order throughout. The sitting room and dining room are open-plan, making a generous living and entertaining space, with French doors at each end leading out to the sheltered patio gardens located at the front and rear of the property. There is a contemporary fitted kitchen, with built-in appliances, which also leads out to the front garden.

Off the entrance hall is a shower/cloakroom. The two double bedrooms each have fitted wardrobes. The master bedroom faces the courtyard and has a spacious ensuite, with a bath and separate walk-in shower.

A single garage, with power and lighting, is located in a block close by.

## Directions to Wyke Mark

From the A34 south of the A303 take the exit signposted Winchester and then take the second left onto the B3420 into the town. At the Junction with the B3330 turn right and continue under the railway bridge into the Stockbridge Road. Continue up the hill past Berewecke Road on your right and Cheriton Avenue on your left. As you descend into Weeks turn left into Dean Lane. Follow the road round to the right and continue up the hill. In about 200 yards the entrance to Wyke Mark will be found on your right.

**150 year lease (from 2003), no ground rent and 65+ age covenant.**

**For viewings please call the Estate Manager 01962 864052**



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Ensuite Bathroom



The front and rear patio gardens



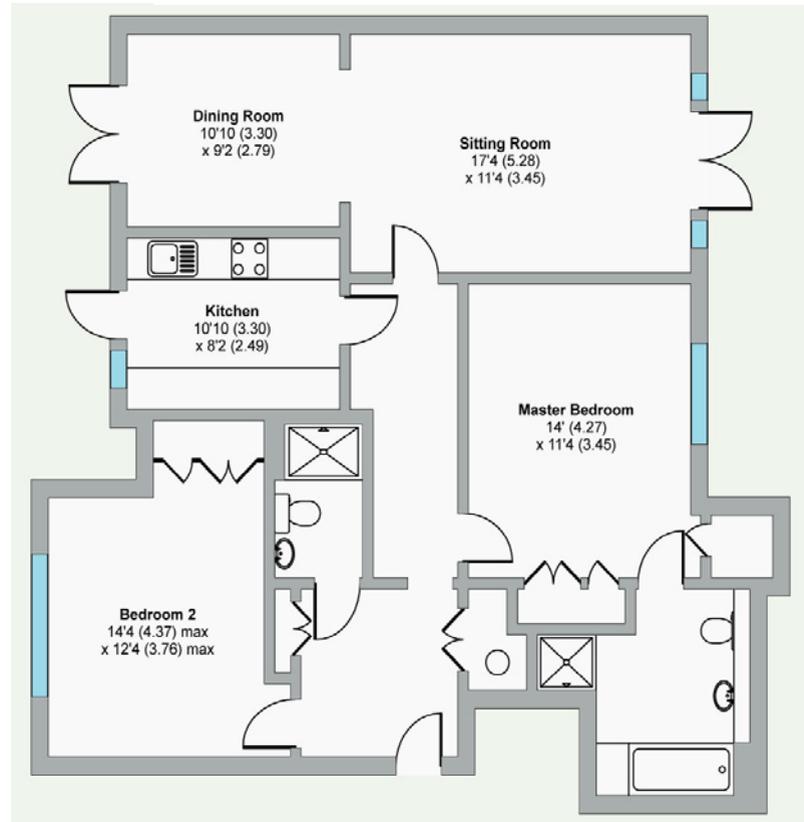
View from the rear

**Approximate gross internals:** 98.2m<sup>2</sup> / 1058ft<sup>2</sup>

**Condition Code:** C

**Energy Performance Rating:** D (74)

**Council tax banding:** G



These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

# Wyke Mark

Set in a wooded and airy suburb on the north side of Winchester, Wyke Mark is an estate of spacious two-bedroom apartments overlooking a beautifully-landscaped horseshoe-shaped courtyard. All the apartments have video entry, a patio and either a balcony or roof terrace, and are serviced by lifts. Local shops, including a bank, chemist, newsagent and supermarket are just a short walk to the south end of Dean Lane.

Winchester, just two miles down the road, is a wonderful city with a famous cathedral, college and many fine buildings, in addition to a number of pubs, restaurants and shops. Rich in history and culture, the town offers many pleasant diversions, such as the annual Hat Fair celebration of street theatre, a regular farmers' market with around 100 stalls and a constant stream of entertaining plays and concerts at the Theatre Royal and the Tower Arts Centre. Winchester also has a mainline train station. Those looking for natural beauty will also find much to be admired in the area, with the River Itchen and the South Downs close by.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a glance



25 PROPERTIES  
BUILT 2003



RESIDENT  
ESTATE  
MANAGER



GUEST  
SUITE



GARDENER



MINIBUS  
SERVICE



The central courtyard gardens



Winchester Cathedral



The River Itchen



The South Downs Way

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