



**£325,000**  
Leasehold

**9 Spence Close, Bishopstoke Park**  
Eastleigh, Hampshire SO50 6JB





## Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating B



No Parking



Council Tax Band B

### Reasons to View

- Exclusively for the over 65's Bishopstoke Park Retirement Village offers luxury apartments designed for independent living.
- Southampton airport is just 3 Miles away, and the port of Southampton, with its Cruise terminal as just 12 Miles away. Ideal for frequent travellers or cruise enthusiasts.
- Enjoy a relaxed fulfilling lifestyle, where you have access to care and support if needed ensuring peace of mind.
- Endless activities await you, from cultivating your own fresh produce in the allotment to crafting in the man shed. With so much to explore, you'll be delighted by the variety of choice.
- A library on-site offers a peaceful haven for reading and relaxation. For those seeking a more active lifestyle, the gymnasium awaits, where you can join exercise classes or take a leisurely swim.
- Invite your friends and family to dine with you at Antlers Restaurant and save yourself from the washing up.

### Description

This brand new, first-floor one-bedroom apartment offers modern luxury and convenience in every detail. Accessed via a lift, the apartment features tastefully fitted carpets and handmade curtains, with views overlooking the charming courtyard. The spacious hallway includes a large storage cupboard, perfect for coats, shoes, and suitcases, A service cupboard housing the boiler for the underfloor heating system.

The hallway leads into the sitting room with patio doors opening to the East-facing balcony, the A feature fire with a marble-effect surround adds warmth to this comfortable living space. Double fold-back doors connect the lounge to a well-fitted, modern kitchen equipped with integrated appliances, including a 50/50 fridge and freezer, washing machine/dryer, dishwasher, fan-assisted oven, induction hob with pull-out extractor fan, and built-in microwave. The stylish range of wall and base units ensures ample storage. The master bedroom, with built-in wardrobes offering hanging space and shelving, boasts a picture window with views of the woodland beyond. The fully tiled ensuite bathroom features a walk-in shower and provides convenient access through Jack and Jill doors back to the hallway.

Bishopstoke Park is a remarkable community offering a lifestyle that allows you to enjoy your retirement in comfort and peace of mind. With an organic ethos, you can dip in and out of the excellent facilities on offer. Surrounded by a community of like-minded people, you'll feel right at home and wonder why you didn't make this move years ago!

### Other Information

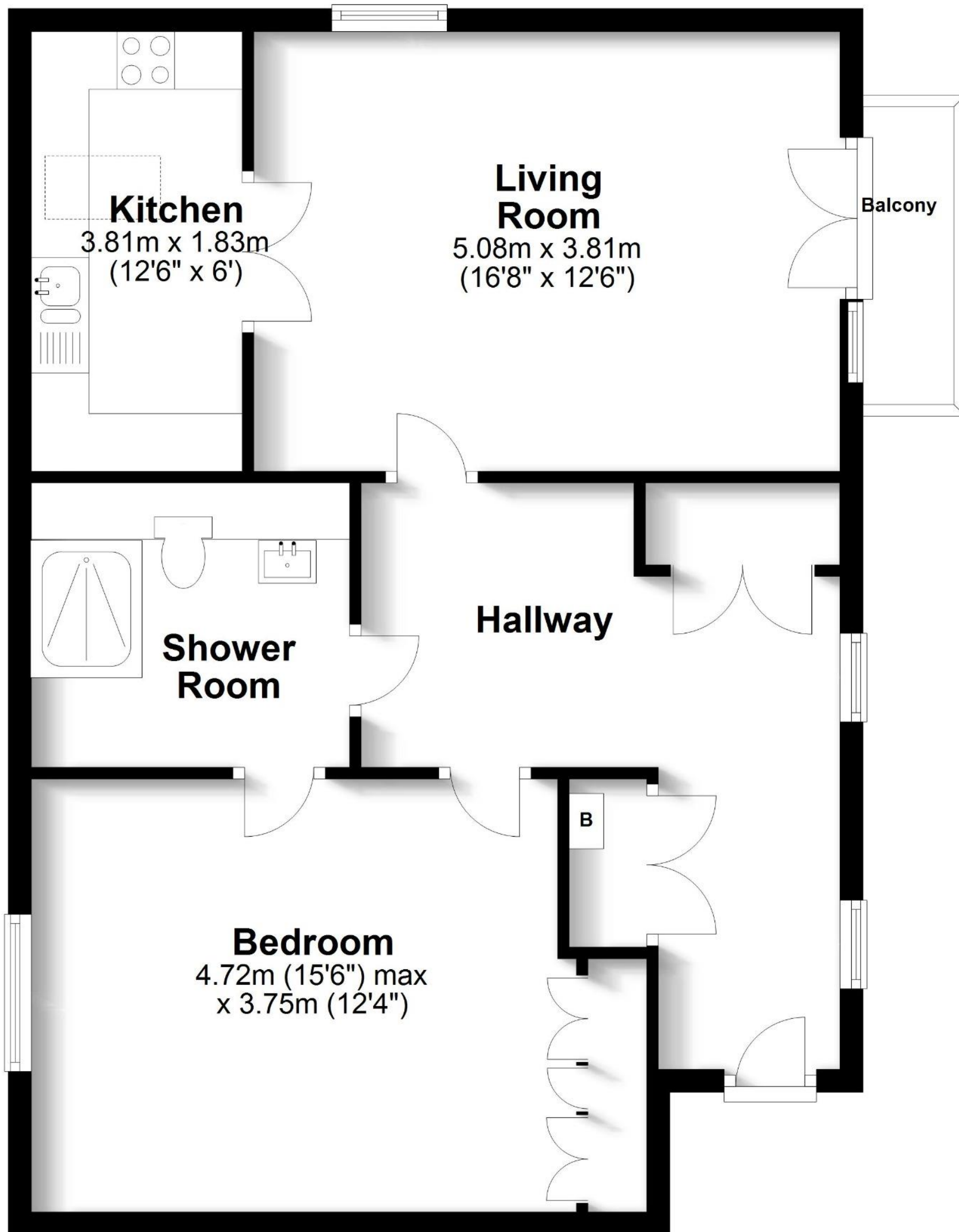
There is an age restriction at this development, at least one of the residents must be over 65 years of age. This property is Leasehold with 118 years left of the 125 year lease. We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £149.30 per week for the financial year 01/04/24 – 31/03/25. Anchor selects utilities centrally for the benefit of all residents. Residents receive a monthly statement showing their metered consumption for water, heating and electricity and are payable by monthly direct debit. There is a deferred sinking fund contribution upon sale of 4% of the sale price. Bishopstoke Park is situated just 3 miles from Southampton Airport, and while this provides convenient access to travel, residents may occasionally notice some background aircraft noise.

### Directions

<https://what3words.com/bolt.pets.hers>

# Floor Plan

Approx. 69.6 sq. metres (749.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

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