



£225,000
Leasehold

63 Garnier Drive, Bishopstoke Park

Bishopstoke, Eastleigh, Hampshire SO50 6HE



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

- Nestled within 32 acres of picturesque woodland, beautifully maintained gardens, and tranquil grounds - nature at your doorstep.
- Exclusively for those aged 65 and over, this welcoming village offers a warm, vibrant community where you’ll truly feel at home.
- This thoughtfully designed one-bedroom, first-floor apartment is your forever home—blending everyday comfort with a touch of luxury.
- Enjoy a bright, south-facing aspect with charming views of the tree-lined driveway, the historic Mount building and courtyard.
- On-site support is available if needed, including care services, housekeeping, and even a handyman - peace of mind built in.
- Pet-friendly living means you and your furry companion can settle in and enjoy your new lifestyle together.

Description

Upon entering the main village centre through the 24/7 manned reception, a short stroll brings you to the lift that whisks you up to the first floor and apartment 63. As you step inside, the first thing you'll notice is the abundance of natural light flooding the space, thanks to its sought-after south-facing aspect. This apartment is offered with Anchor’s flexible Assisted living package (the minimum requirement is one hour of cleaning per week).

The entrance hallway offers both practicality and convenience, featuring a utility cupboard and additional handy storage. From here, the apartment opens up into a bright and inviting living room, where a window frames views of the courtyard and the wellness centre at the historic Mount. It's the perfect spot to watch the world go by, with a dynamic outlook that offers something new every day. Double glass doors lead seamlessly into the beautifully appointed kitchen, fitted with stylish and fresh light cream wall and base units, a built-in combi/microwave, fridge, and a washer/dryer—all designed with both elegance and function in mind.

The bedroom mirrors the lounge’s outlook, offering the same charming courtyard views. It also boasts fitted wardrobes that blend in effortlessly, maximising space without compromising style. The adjoining ensuite shower room is modern and spacious, featuring a walk-in shower, sleek built-in vanity units, and clever storage solutions.

Comfort is at the forefront here, with underfloor heating throughout, ensuring a cosy and inviting atmosphere year-round. Apartment 63 offers a blend of convenience, comfort, and character in a truly desirable setting.

Other Information

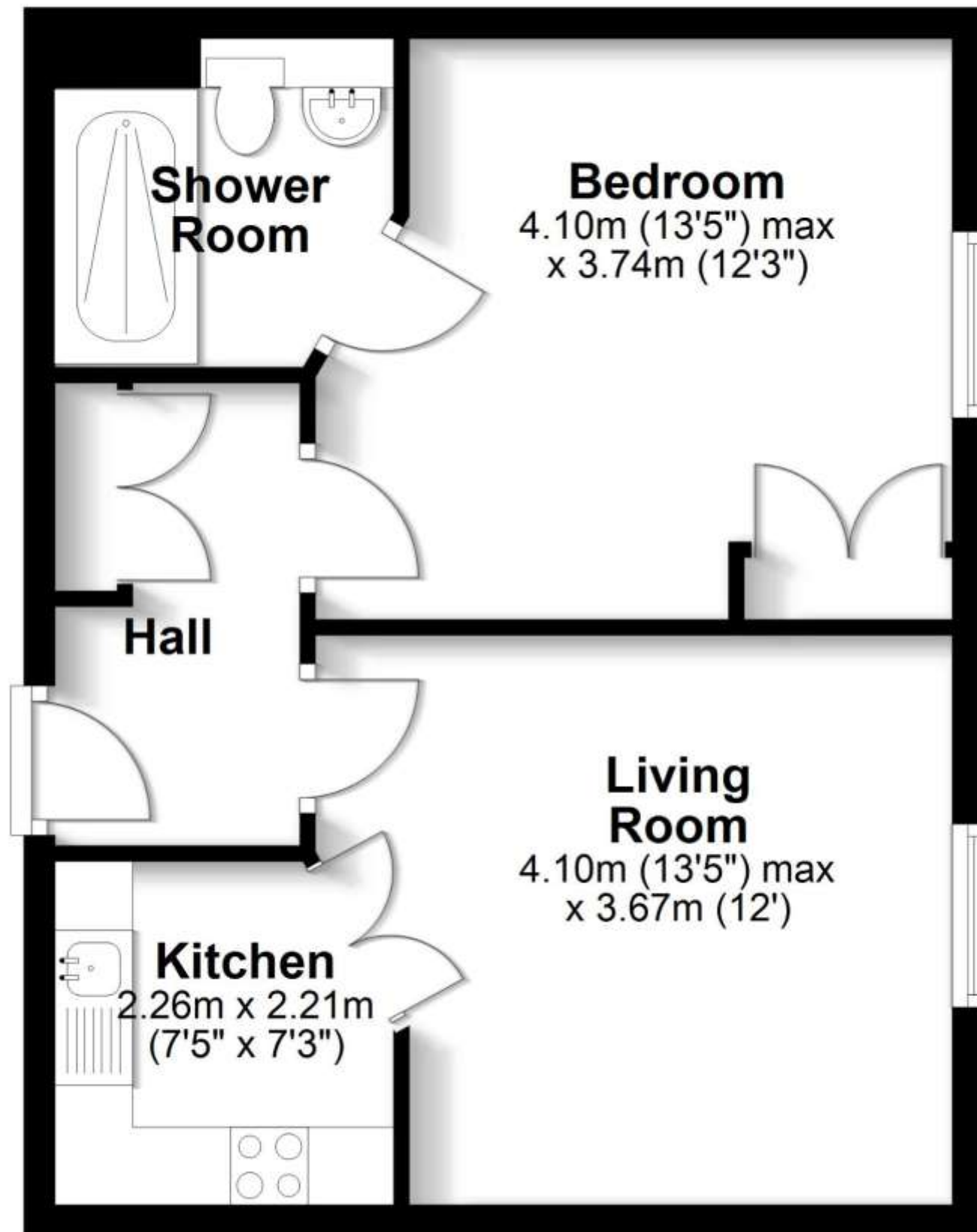
There is an age restriction at this development, at least one of the residents must be over 65 years of age. This property is Leasehold with 118 years left of the 125 year lease. We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £690.44 per month for the financial year 01/04/25– 31/03/26. 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. Parking permits are available.

Directions

<https://what3words.com/pack.speech.fishery>

Floor Plan

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 43.4 sq. metres (466.8 sq. feet)

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