



£275,000

Leasehold

**35 Garnier Drive, Bishopstoke Park
Eastleigh, Hampshire SO50 6HE**



Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating C
	Permit Parking		Council Tax Band B

Reasons to View

- Ground Floor Corner Position – With windows on two sides and a lovely flow of natural light throughout the day.
- Two Private Patio Areas – One off the living room and one from the bedroom – perfect for pot plants or simply enjoying the view.
- Lots of Lovely Storage – Built-in wardrobes, hallway cupboard and a large storage space in the shower room.
- Level Access Shower Room – Spacious and practical with walk-in shower for ease of use.
- Smartly Presented – Recently re-carpeted and ready to move into, with a modern white kitchen and integrated appliances.
- Main Building Location – Just a short walk to the restaurant, bar and all the village amenities.

Description

Situated on the ground floor of the main building at Bishopstoke Park, opposite the sensory garden, this bright and beautifully positioned one-bedroom apartment is ideal for those seeking convenience, comfort and a sunny spot to call home.

Set on a corner, 35 Garnier Drive enjoys an abundance of natural light and the rare benefit of **two private patio areas** – one accessed from the living room and the other from the bedroom – perfect for sitting out with a book, tending to a few pots, or simply watching the world go by.

The living space is well-proportioned and freshly presented, with **recently refitted carpets, electric curtains** and a modern white kitchen fully equipped with integrated appliances. The spacious bedroom includes new curtains and built-in wardrobes, while the level access **walk-in shower room** offers a generous built-in storage cupboard. There's also a useful second storage cupboard in the hallway.

Being within the main building, you're only a short stroll from everything the village has to offer – whether that's the on-site restaurant, bar, wellness centre, hair salon or village shop.

Exclusively for those aged 65 and over, Bishopstoke Park offers a friendly and secure setting with a wealth of facilities and optional support available should your needs change in the future – all surrounded by beautifully landscaped grounds and peaceful woodland walks.

Key Facts

There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2015 (approx. 115 years remaining). 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.

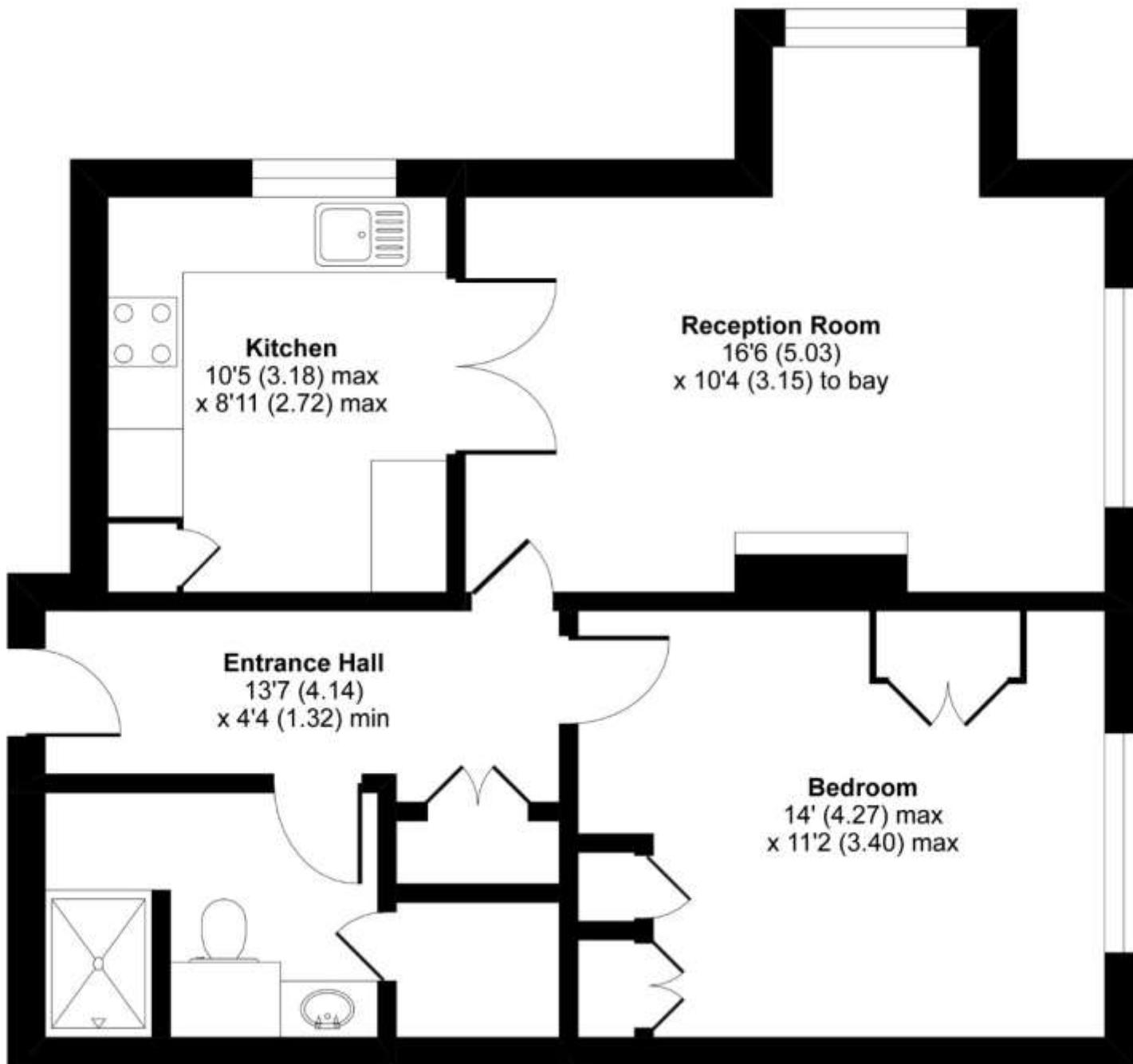
Directions

<https://what3words.com/basin.stream.meant>

Garnier Drive, SO50

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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