



**£325,000**  
Leasehold

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



## Quick View

	1 Bedroom		None
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating B
	Permit Parking		Council Tax Band B

## Reasons to View

- Ground-floor with patio area – Private outdoor space directly off the living room.
- Bungalow feel – Your own entrance and private patio give this apartment the feel of a bungalow.
- Pet-friendly practicality – Cat flap already fitted, ideal for pet owners.
- Modern, concealed kitchen – Glazed double doors open to a fully fitted kitchen with integrated appliances and a garden/woodland outlook.
- Excellent storage – Three hallway cupboards plus a dressing area with extensive fitted wardrobes.
- Guest-friendly bathroom – Jack & Jill bathroom so visitors needn't go through the bedroom; probate sale with no forward chain

## Description

Enjoy easy, single-level living in this ground floor garden apartment at 6 Spence Close, perfectly placed for those seeking outdoor space and a calm, leafy setting within Bishopstoke Park's over-65s community.

The dual-aspect living/dining room is light and welcoming, opening to a private patio—a lovely spot for morning coffee or tending to a few pots. A cat flap adds day-to-day convenience for pet owners. Glazed double doors lead into the fully fitted kitchen, complete with integrated appliances and a window framing views over the rear gardens and woodland beyond.

A generous hallway offers three useful storage cupboards and room for a desk or bookcase etc., while the bedroom is notably spacious and complemented by a dressing area with a run of fitted wardrobes. The Jack & Jill shower room connects to both the bedroom and hall, giving practical access for you and your guests.

This is a resale apartment and is offered with no forward chain, making the move as straightforward as possible. As with all homes at Bishopstoke Park, residents can dip in and out of superb amenities—including the restaurant and bar, wellness centre with pool, sauna, steam room and gym, hair salon, village shop, library and beautifully kept grounds—with optional care and housekeeping available should needs change in the future.

## Key Facts

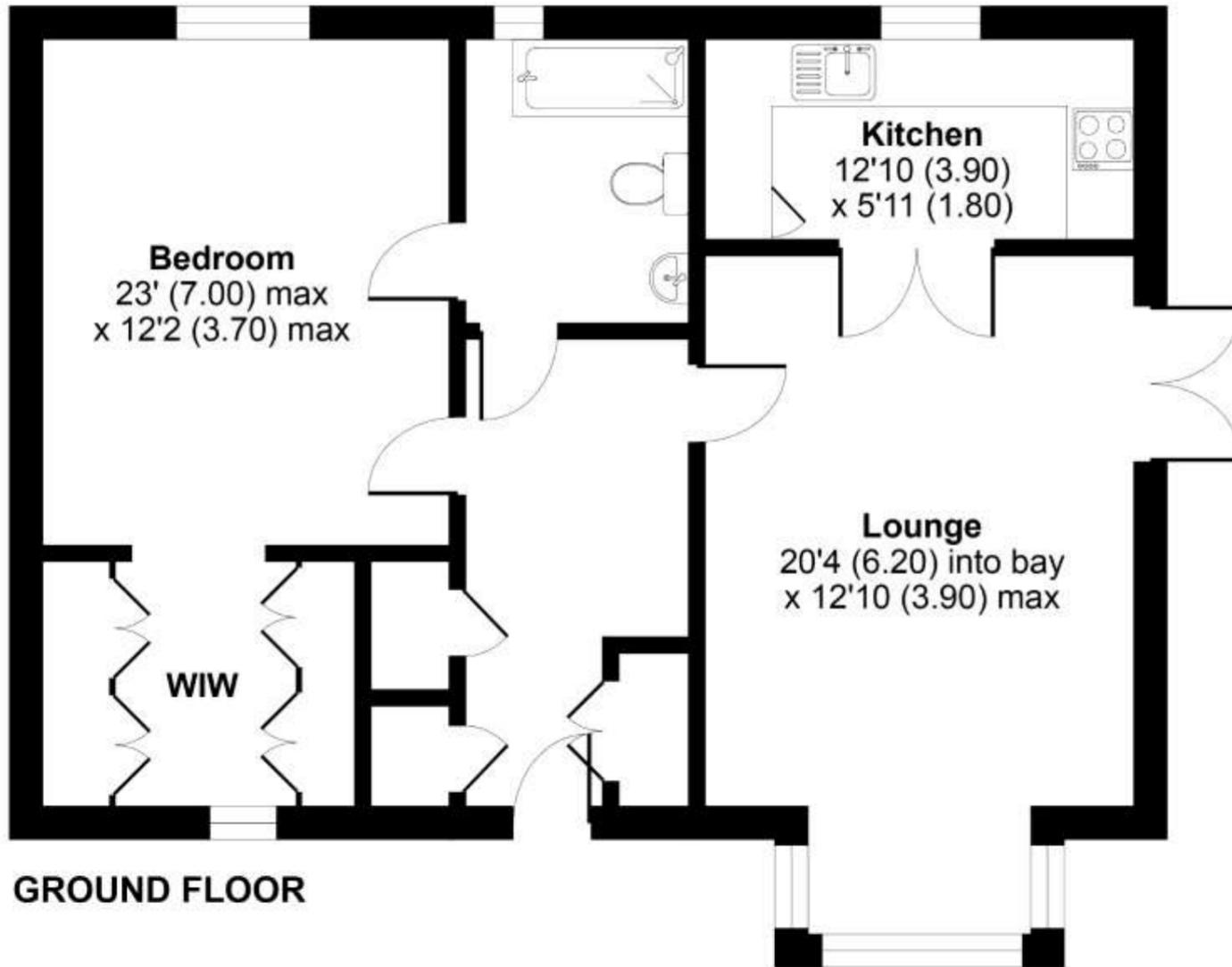
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2017 (approx. 117 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £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/ranged.yard.bottle>

# Spence Close, Eastleigh, SO50

Approximate Area = 777 sq ft / 72.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Anchor. REF: 1131962

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