



£300,000
Leasehold

23 Garnier Drive, Bishopstoke Park

Eastleigh, SO50 6HE



Quick View

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

Reasons to View

- Three private patios – Two north-facing for welcome shade and one west-facing towards the woodland walk.
- Main building convenience – Corner position on the lower ground floor with easy access to all village amenities.
- Cool in summer, cosy in winter – Naturally shaded orientation, underfloor heating and a living room fire for the cooler months.
- Dual-aspect living – Two sets of French doors from the sitting room create great indoor/outdoor flow.
- Classic cream shaker kitchen – Integrated oven, microwave, dishwasher, washer/dryer and fridge-freezer, plus a window looking to the woodland walk.
- Great storage & practical layout – Triple wardrobe in the bedroom, double hallway cupboard housing utilities/meters, and a step-free en-suite.

Description

Set on the corner of the lower ground floor within the main building, 23 Garnier Drive offers an unusually generous choice of outdoor space with three separate patio areas—one west-facing by the woodland walk for afternoon sun, and two north-facing terraces that keep the apartment pleasantly cool in summer. For winter comfort, there’s underfloor heating throughout and a feature fire in the living room.

The welcoming hallway includes a double storage cupboard housing the utilities and meters. The dual-aspect living room is bright and well-proportioned, with two sets of French doors opening to the patios, making entertaining or a morning coffee wonderfully easy. Glazed double doors lead into the cream shaker-style kitchen, fitted with a full suite of integrated appliances—oven, microwave, induction hob, slimline dishwasher, washer/dryer and fridge/freezer—and a window overlooking the woodland walk.

The bedroom is a generous double with a built-in triple wardrobe and French doors to the third patio area. The en-suite shower room features a step-free walk-in shower, WC and a vanity unit with fitted cupboards, plus an extractor fan for ventilation.

Exclusively for those aged 65 and over, Bishopstoke Park offers an exceptional lifestyle with access to the restaurant and bar, wellness centre (pool, sauna, steam room and gym), hair salon, village shop, library and beautifully maintained grounds with woodland walks. Flexible care and housekeeping packages are available should your needs change over time.

Vendor note: The current owner has enjoyed living here since 2023 and is moving to be nearer to family.

Other Information

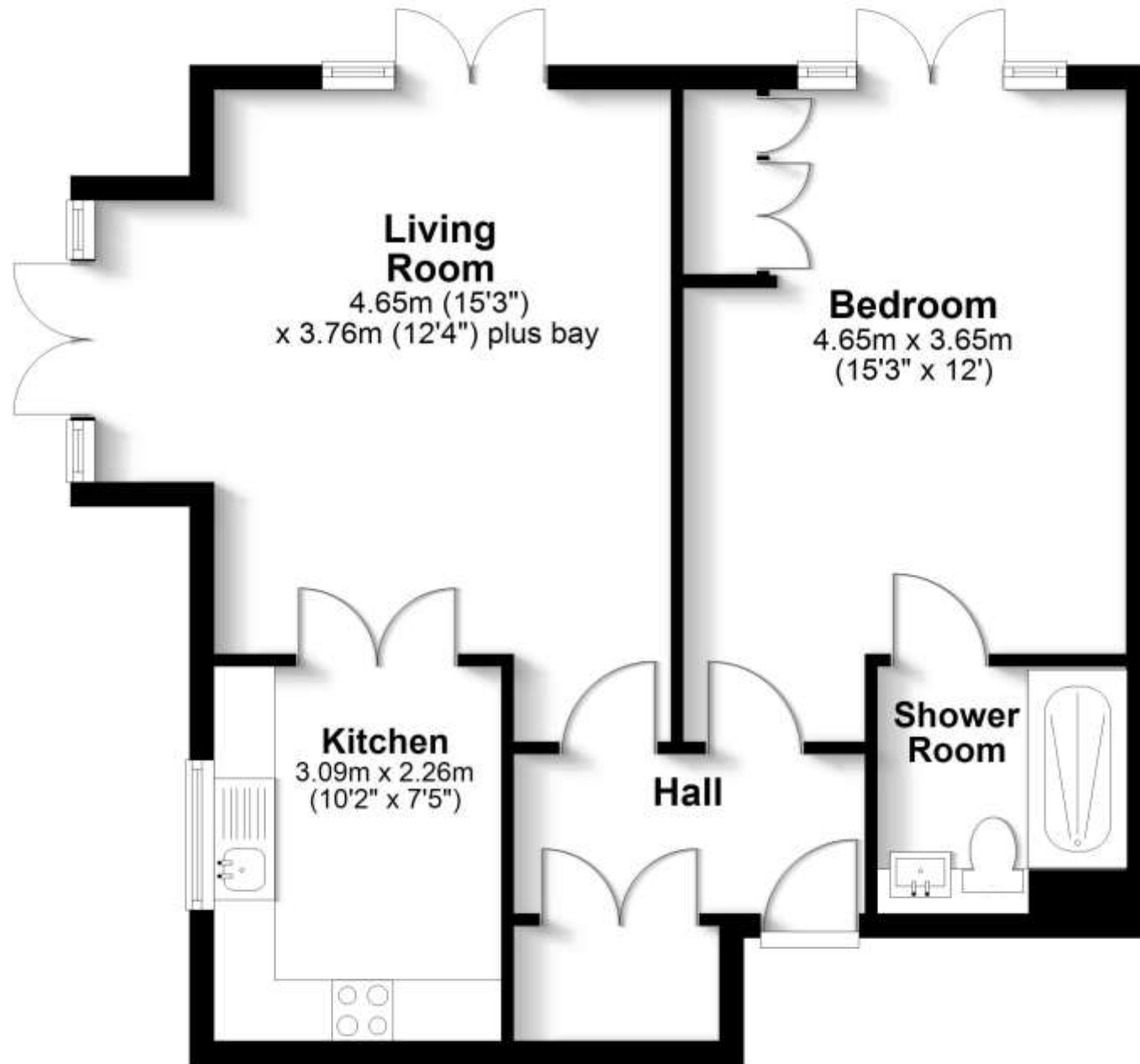
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2015 (approx. 115 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term). The service charge is £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. Residents are allocated one parking permit per apartment.

Directions

<https://what3words.com/proper.window.crisp>

Lower Ground Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Total area: approx. 57.5 sq. metres (619.3 sq. feet)

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