



**£425,000**

Leasehold

## 18 Garnier Drive, Bishopstoke Park Eastleigh, Hampshire SO50 6HE



## Quick View

	2 Bedrooms		No Garage
	1 Living Room		2 Bathrooms
	Retirement Property		EPC Rating B
	Permit Parking		Council Tax Band D

### Reasons to View

- Located in a block of just four apartments, with lift access to first floor landing, shared with only one other apartment.
- Two generous double bedrooms with fitted wardrobes will give you plenty of room to host overnight guests.
- First floor apartment with balcony enjoying lovely views over the magnificent Copper Beech tree and gardens
- Whether you prefer a soak in the tub or the ease of a shower, both options are available here with an ensuite bathroom and a separate shower room.
- Spacious living room giving a dining space to host the family for a Sunday roast or save on the washing up and take them to Antlers.
- Sleek, fully fitted kitchen with integrated appliances and space for an American style Fridge freezer.

### Description

There's a feeling of privacy here, as 18 Garnier Drive is located within a small block of four apartments with a passenger lift, or stairs, up to the first floor landing, which is shared with only one other apartment. The reception hall has a fitted cloaks cupboard and doors to all the rooms. The living room is light and bright, being dual aspect with double doors out to the balcony, which facing east, is the perfect spot for breakfast. The electric fire creates a focal point and there is plenty of room for a full-size dining table with double doors opening onto the kitchen. Cream units keep the space light and host Neff integrated appliances, including a slimline dishwasher, washer/dryer, oven, microwave and induction hob, with space for an American-style fridge freezer.

The primary bedroom feels very spacious as you enter, with a dressing area giving access to the en-suite bathroom with window. The bedroom has five door and four door fitted wardrobes, so from coats to shoes to the things you swear you'll wear again, there's a place for everything. Bedroom Two is a proper double room too, so whether it's for guests or because you'd rather have his 'n' hers, you won't feel cramped. The shower room off the hallway is fitted with a walk-in shower, W.C. and vanity basin with fitted storage.

Moving to Bishopstoke Park will give you the peace of mind that you can enjoy all the facilities and benefits the village has to offer and if your care needs change in the future, then the excellent staff are on hand to assist you. The stunning 19th-century Mount building houses a state-of-the-art wellness centre and spa with a swimming pool, hot tub, steam room, sauna, and fully equipped gymnasium. Antlers restaurant & bar is the venue for dining and socialising, with Cotton's deli and cafe a great spot for a casual coffee & cake or picking up essentials. The extensive grounds offer peaceful gardens and woodland walks to enjoy.

### 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. 114 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.

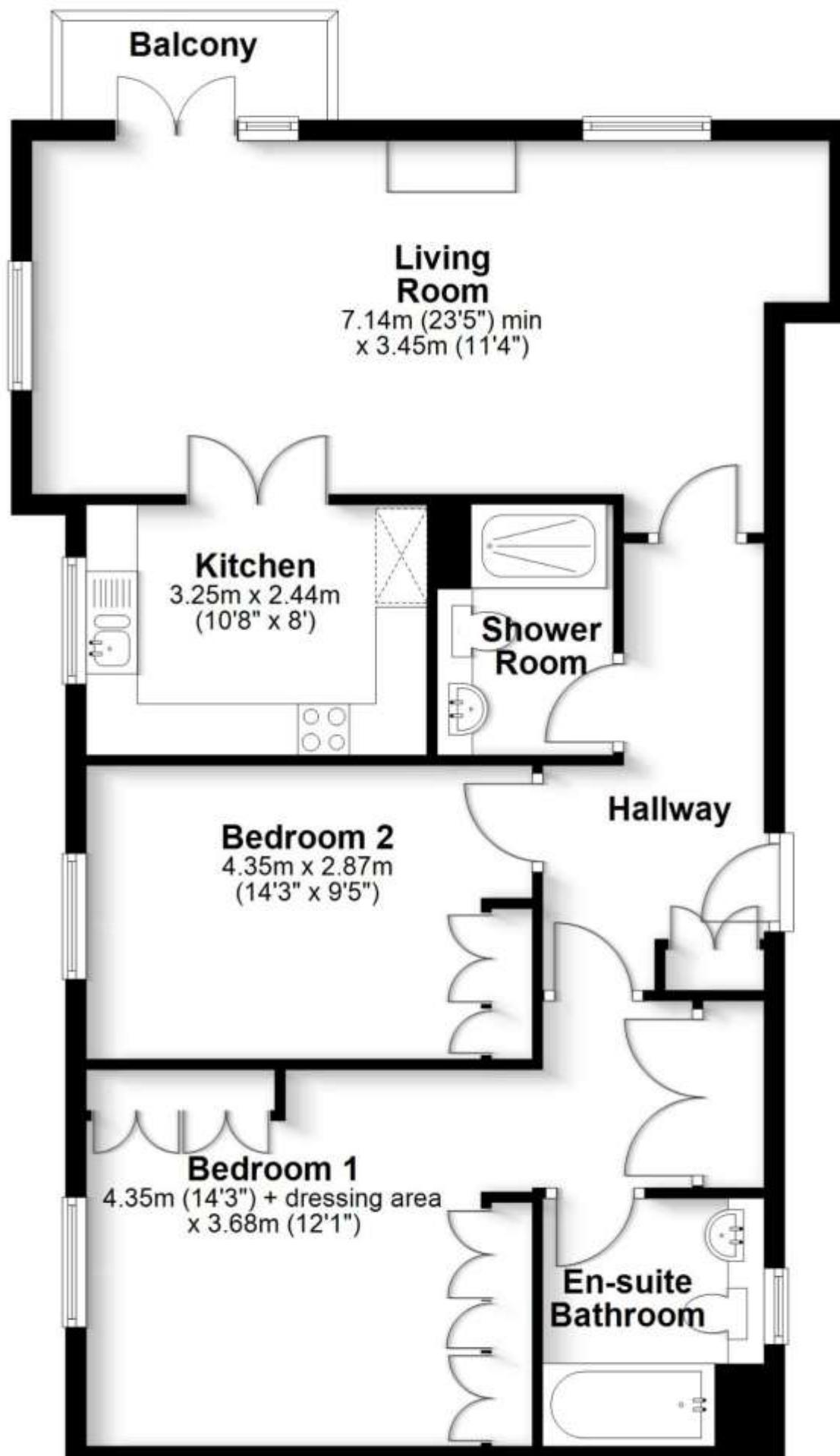
Bishopstoke Park is situated just 3 miles from Southampton Airport, and while this provides convenient access to travel, residents may notice some occasional background aircraft noise.

### Directions

<https://what3words.com/cliff.bath.lions>

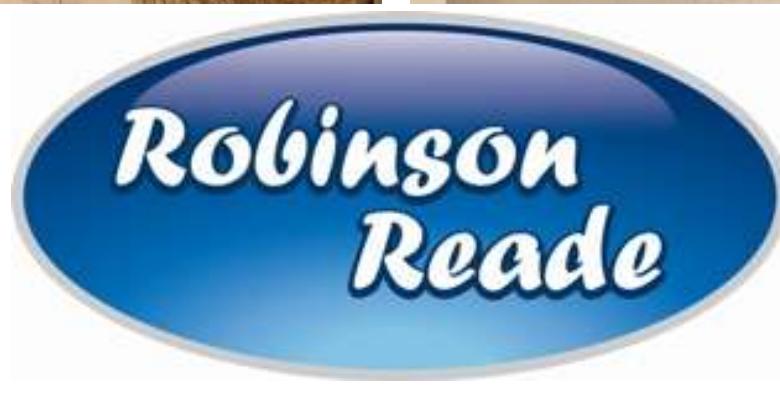
## First Floor

Approx. 86.9 sq. metres (935.0 sq. feet)



Total area: approx. 86.9 sq. metres (935.0 sq. feet)

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