



£250,000

Leasehold

31 Garnier Drive, Bishopstoke Park Eastleigh, 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 location just steps from Antlers Restaurant so you will never be far from the action.
- Assisted/Retirement Living apartment, giving peace of mind to upgrade help and services should you need it.
- Spacious bedroom with loads of fitted storage – perfect for those who love their fashion!
- Fitted shutter blinds to the balcony French doors and bedroom window give a clean modern look as well as privacy.
- Compact kitchen with fridge/freezer, two ring induction hob, combi-microwave and washer/dryer built in.
- Enjoy breakfast on the balcony overlooking the copper beech tree and gardens, there's plenty of space for a bistro set.

Description

If you are looking to be in the thick of things 31 Garnier Drive could be the perfect apartment for you. Located just along the hall from the main restaurant you will be just moments away from all the fun activities hosted here, such as Talks on Tuesdays, Whist on Wednesdays and even a monthly Quiz night. In addition, there are amazing facilities in the Wellness centre including pool, spa, sauna & steam as well as organised fitness classes like chair aerobics.

In the hallway is a storage cupboard housing the meters, utilities are supplied via Anchor and billed monthly, underfloor heating ensures that you will be cosy, with all the rooms individually thermostat controlled. The living room stretches to over 6m (20') with a remote-controlled electric fire and double doors opening on to the balcony which overlooks the rear gardens. A glazed door allows the kitchen to be closed off to save any cooking smells spreading through the flat. The kitchen has plenty of cupboards for storage and integrated appliances including a fridge/freezer, washer/dryer, combination oven and two ring induction hob with fume hood over.

The bedroom is a generous size with two, three-door wardrobes and central drawers, and space to hang the TV on the wall. Off the bedroom is the shower room with step free access shower and fitted storage cupboards, there is also a heated clothes airer fitted.

With the retirement living package the minimum requirement is one hours cleaning a week, at a cost of £23.10*. Should you wish to upgrade an Assisted living package includes all utilities, a daily 2 course meal of lunch in the restaurant, ??1 hour of housekeeping per week and 1 bag of laundry per week, at a cost of £1029.94* per month for 1 person.

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.

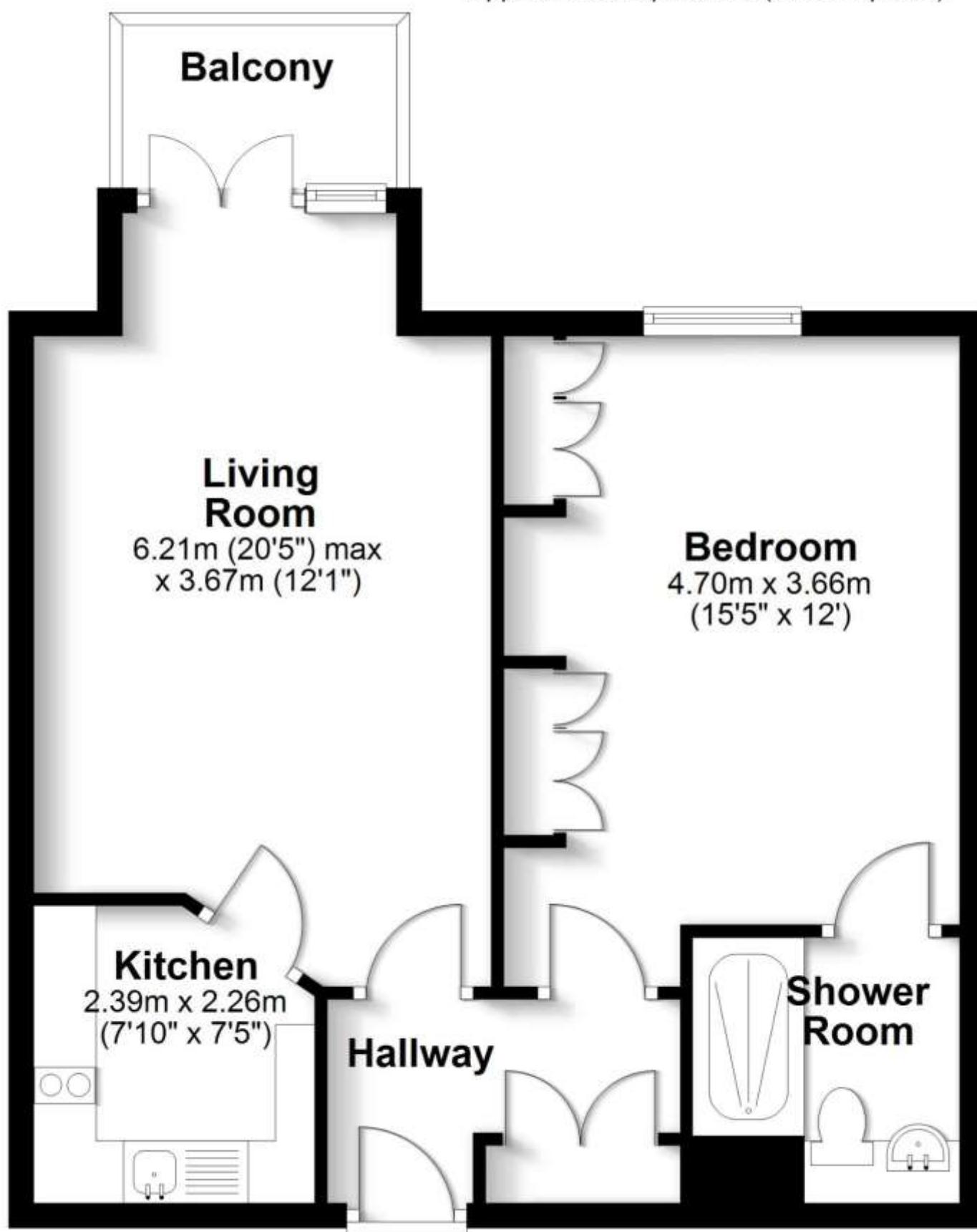
* Subject to change and in addition to service charges.

Directions

<https://what3words.com/poem.obey.probe>

Ground Floor

Approx. 53.8 sq. metres (579.5 sq. feet)



Total area: approx. 53.8 sq. metres (579.5 sq. feet)

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