



Offers Over £425,000
Leasehold

11 Walter Lane, Bishopstoke Park
Eastleigh, SO50 6HD



Quick View

	2 Bedrooms		No
	1 Living Room		2 Bathrooms
	Retirement Property		EPC Rating B
	Unallocated Residents' Parking		Council Tax Band D

Reasons to View

- Lovely and bright dual aspect living room with feature fireplace to the sitting area and plenty of room for dining with double doors to the kitchen.
- South facing balcony overlooking the original stable blocks giving you a room with a view whatever the weather.
- Storage a plenty here - both the double bedrooms have extensive fitted wardrobes, and there are two storage cupboards in the hall too.
- Spacious kitchen with room for a breakfast table and integrated appliances including full size dishwasher, fridge freezer, oven, microwave and induction hob.
- Whether you enjoy a soak in the tub or the ease of a walk-in shower both options are available with an ensuite and separate bathroom.
- Located just a few minutes' walk from all the facilities in the main building, you can enjoy a morning stroll along to the café for a coffee & a chat.

Description

11 Walter Lane is situated in Cherry Walk on the first floor and can be accessed by stairs or a lift. The reception hall is very spacious, with room to park a buggy if needed, and two handy storage cupboards.

The primary bedroom has a good range of built in wardrobes and an ensuite with level access shower. Across the hallway you'll find the separate bathroom, both have windows for natural ventilation. Bedroom two is a generous double with a walk-in bay window, creating a lovely spot for a desk, there are more built in wardrobes here too.

The living room extends to 21'9 (6.63m) giving defined areas for sitting and dining. There is a feature fireplace in the sitting area and double doors opening onto the south facing balcony. The dining area has double doors opening to the kitchen. Fully fitted with integrated appliances the stylish units give plenty of storage for all the kitchen gadgets, there is space for a small table or free-standing unit too.

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

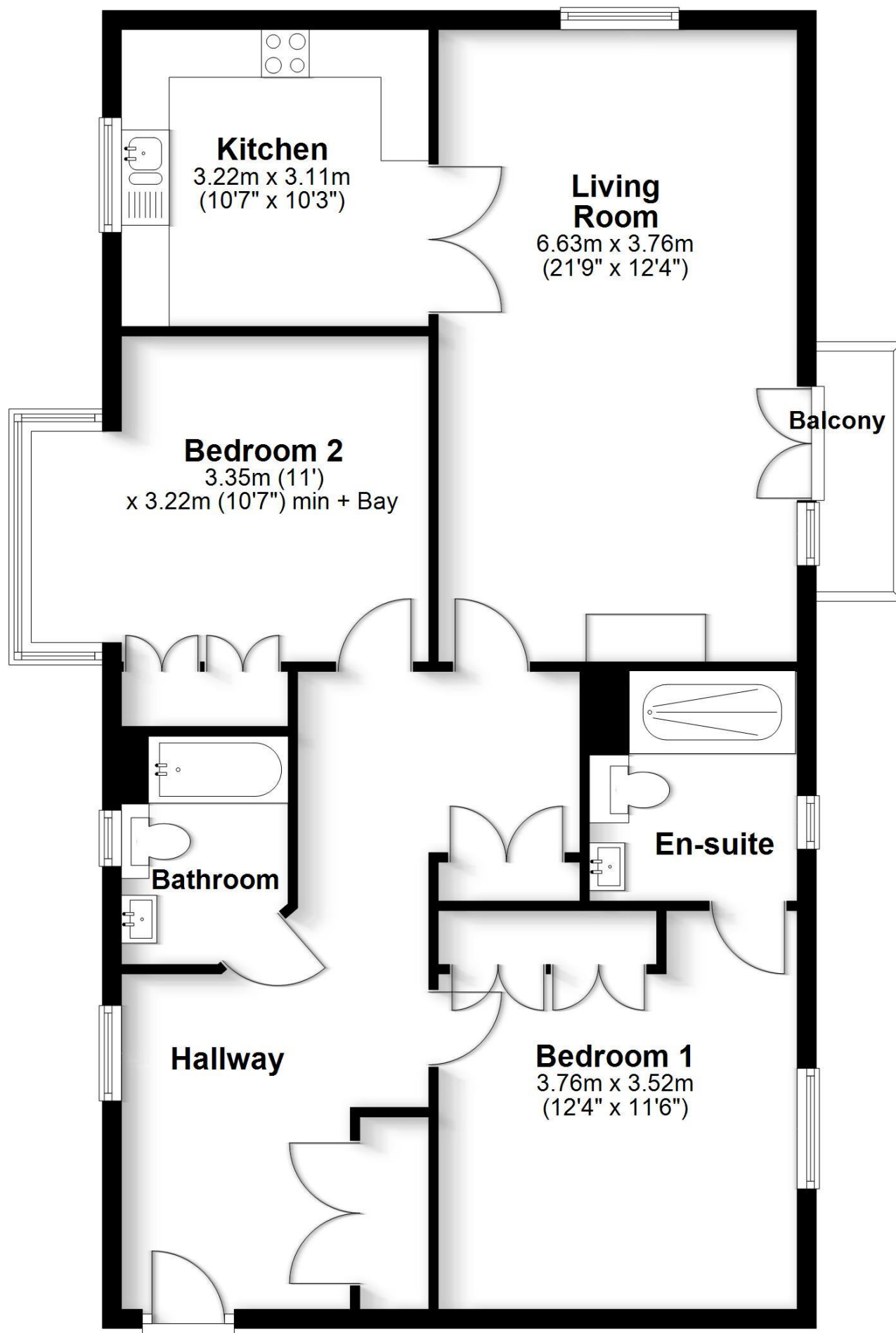
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2017 (approx. 117 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is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

Directions

<https://what3words.com/abode.worker.wanted>

First Floor

Approx. 95.8 sq. metres (1031.1 sq. feet)



Total area: approx. 95.8 sq. metres (1031.1 sq. feet)

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