

# Gilman Court

Bishopstoke Park, Eastleigh



This attractive and private ground floor one bedroom apartment enjoys a corner plot encircled by the attractive gardens and trees beyond. The spacious living/dining room has a feature fireplace, direct patio access and a stylish dual aspect dining- kitchen, whilst the double bedroom has built-in wardrobes and a luxury tiled ensuite shower room.

One Reception / Kitchen / One Bedroom / Ensuite Shower / Hallway / Patio

## £395,000

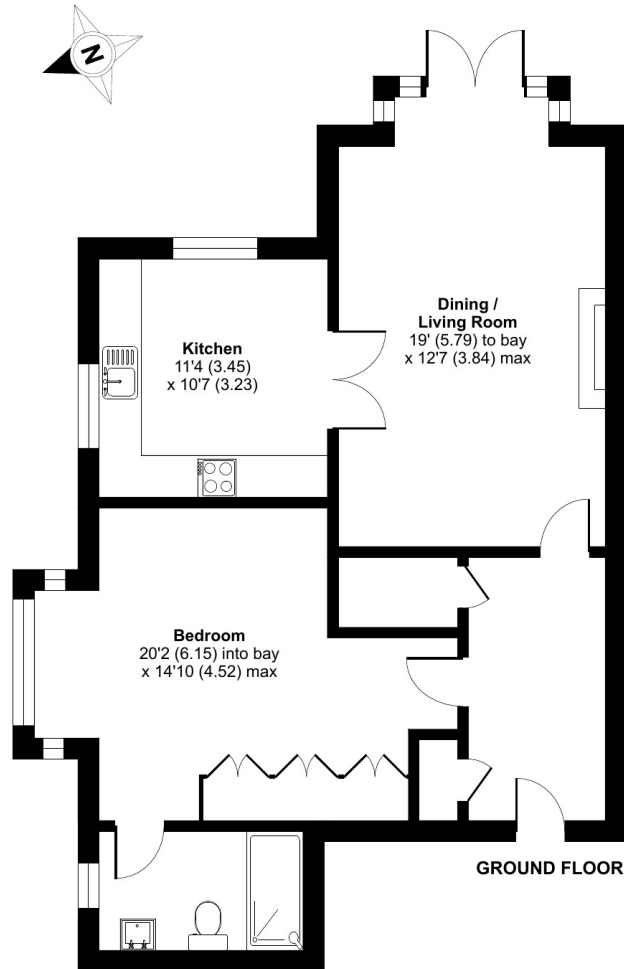


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"We are very happy with our new home and the welcome we've received convinces us that we've really made the right choice. We are now looking forward to enjoying our new life here."

Approximate Area = 805 sq ft / 74.7 sq m  
For identification only - Not to scale



## Key Facts

- Lease: **125 years from 1<sup>st</sup> Jan 2017**  
(approx. 119 years remaining)
- Service Charge: **£631.34 pcm (£145.30pw)**  
(reviewed annually, updated from 1st April)
- Ground Rent: **£500 per year**  
(to be reviewed every 25 years, next review is due in 2042)
- Council Tax band: **B**
- Sinking Fund: **4% on sale**
- Age Criteria: **Sole occupiers, or at least one partner in a couple, must be aged 65 or over**

Energy rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Bishopstoke Park

At Bishopstoke Park, the best of luxury retirement living is combined with an independent lifestyle designed around you, creating a unique experience. The village enjoys a vibrant community in an idyllic woodland setting, surrounded by nature. Situated within the heart of the village, the state-of-the-art facilities include The Mount Wellness Centre with Swimming Pool, Hot Tub, Sauna, Steam Room and Gymnasium, a Library, Hair and Beauty Salon, Antlers award winning Bar and Restaurant with its fabulous views and regularly changing seasonal menu, plus Cotton's Deli and Café.

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