

# Spence Close

Bishopstoke Park, Eastleigh



Immaculately presented and having no immediate neighbour, this first floor two bedroom apartment enjoys a quiet and private position. The spacious dual aspect living/dining room has a feature fireplace, balcony access and a stylish kitchen/diner, whilst the two double bedrooms each have built-in wardrobes, the master also having an ensuite shower room.

**One Reception / Kitchen / Two Bedrooms / Ensuite / Hallway / Balcony / WC**

## £425,000



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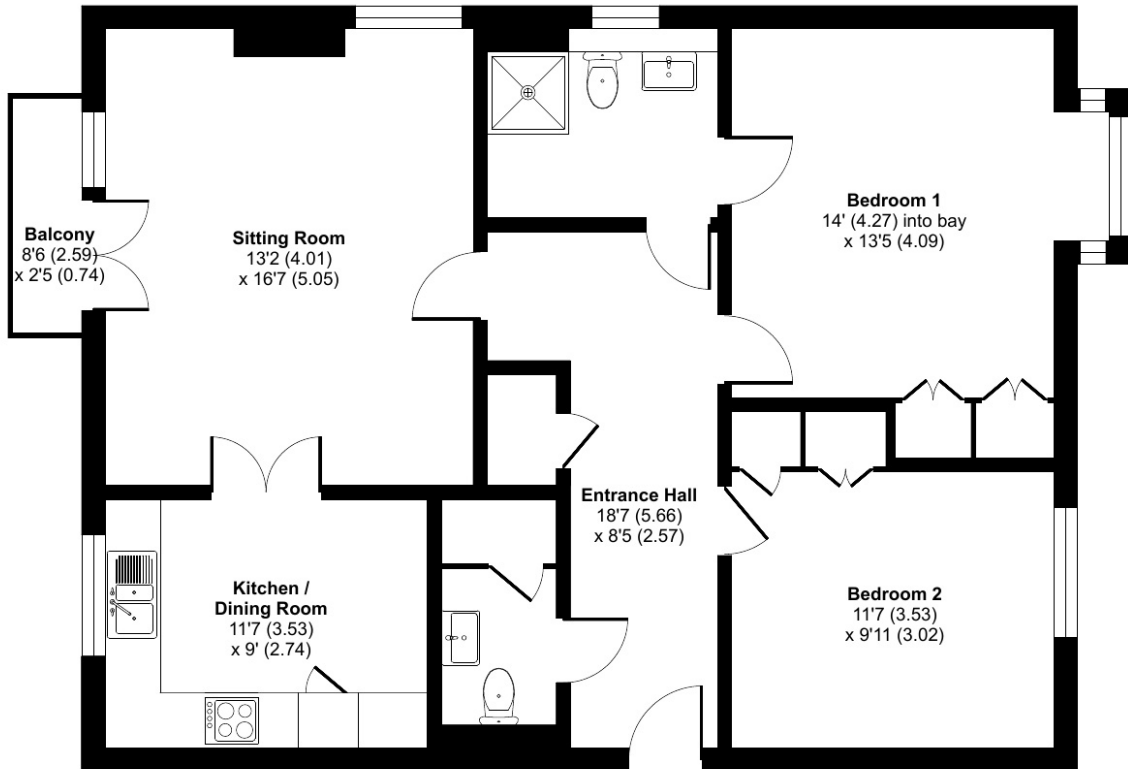
# Spence Close

"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 = 921 sq ft / 85.5 sq m

For identification only - Not to scale

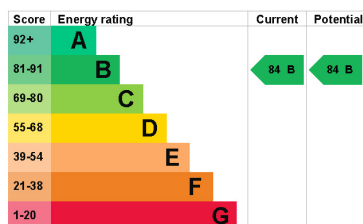


FIRST FLOOR

## Key Facts

- Lease: **125 years from 1<sup>st</sup> Jan 2017**  
(approx. 118 years remaining)
- Service Charge: **£646.97 pcm (£149.30pw)**  
(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: **C**
- 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:



## 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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