

Garnier Drive

Bishopstoke Park, Eastleigh



Offered with Anchor's flexible Assisted Living package this ideally positioned first floor retirement apartment is located near to the main facilities at Bishopstoke Park. It features a living/dining room leading to a stylish modern kitchen, whilst the two bedrooms have built-in wardrobes and ensuite shower rooms. The property has two separate entrances.

One Reception / Kitchen / Two Bedrooms / Two Ensuite Showers / Hallway

£325,000

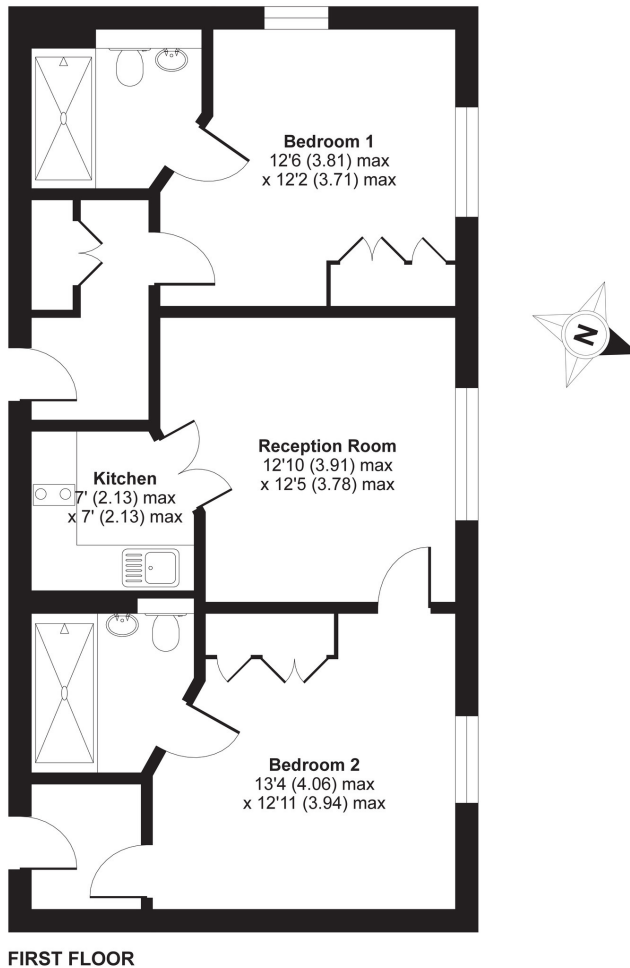


www.anchorresales.org.uk / 0808 296 8453

Garnier Drive

"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."

APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT 66.9 SQ METRES



FIRST FLOOR

Key Facts

- Lease:** 125 years from 1st Jan 2015 (approx. 116 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:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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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