



£440,000
Leasehold

11 Spence Close, Bishopstoke Park

Eastleigh, Eastleigh, SO50 6HE



Quick View

	2 Bedrooms		No Garage
	1 Living Room		2 Bathrooms
	Retirement Property		EPC Rating B
	Permit Parking		Council Tax Band D

Reasons to View

- Quiet, village feel – Set away from the main building with a serene outlook over the rear gardens and woodland.
- Easy first-floor access – No passenger lift, but a stairlift has been installed to make the stairs simple to manage.
- Lovely living space – Large dual-aspect living/dining room with a west-facing balcony and fitted shutter blinds to the living room and hall windows.
- Generous kitchen – Excellent size with room for a dining table—or even a movable island if you prefer.
- Two very large double bedrooms – Both with built-in wardrobes; the second has a dressing room that could double as a handy study.
- Bathrooms that work for guests – En-suite shower room to the main bedroom and a Jack & Jill bathroom serving the second bedroom.

Description

Enjoy a quieter corner of Bishopstoke Park at 11 Spence Close—a spacious first-floor apartment with a distinctly “villagey” feel, set away from the main hub yet within easy reach of the facilities. To make coming and going straightforward, there isn’t a passenger lift but a stairlift has been fitted on the staircase serving this home.

Inside, a wide entrance hall leads to a bright dual-aspect living/dining room; there’s a west-facing balcony for afternoon sun and leafy views across the gardens to the woodland beyond. Shutter blinds to the living room and hall windows add both style and privacy.

The kitchen is a great size, easily accommodating a dining table—there’s even scope to add a movable island if that suits your way of cooking and entertaining.

Both bedrooms are particularly large doubles with fitted wardrobes. The main bedroom has an en-suite shower room, while the second bedroom enjoys its own dressing room—ideal as extra storage or a neat study—and connects to a Jack & Jill bathroom, perfect for visiting family or friends.

As part of Bishopstoke Park’s over 65s community, residents have access to superb amenities including the wellness centre with pool, spa, sauna and gym, the on site restaurant and bar, hair salon and village shop, along with attractive landscaped grounds and woodland walks. Optional care and housekeeping packages are available should your needs change in the future.

Key Facts

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. Parking permits are available.

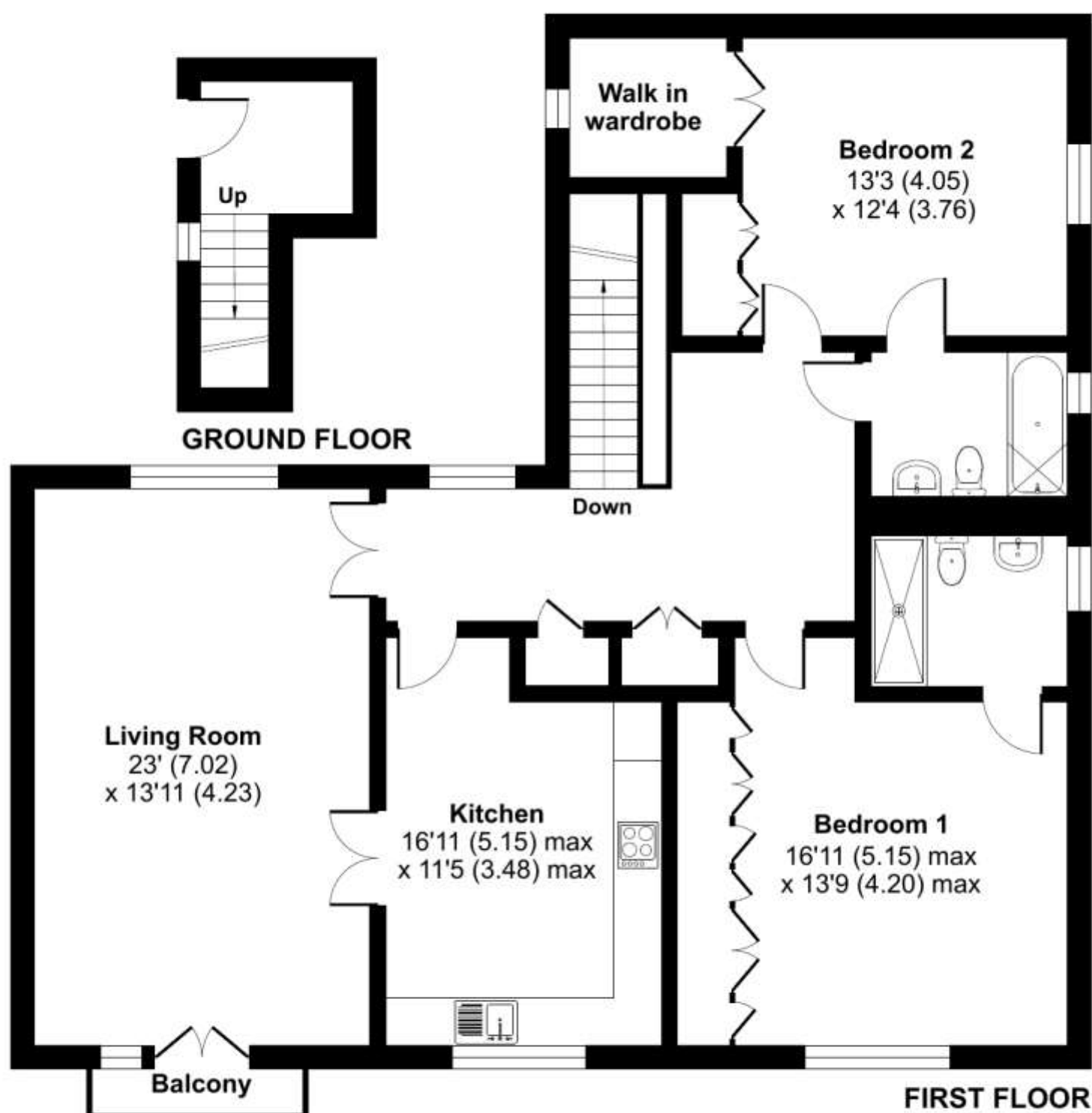
Directions

<https://what3words.com/hobby.post.ritual>

Spence Close, Eastleigh, SO50

Approximate Area = 1424 sq ft / 132.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024, Produced for Anchor. REF: 1193317

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