



**£675,000**  
Leasehold

## 21 Gilman Court, Bishopstoke Park

Eastleigh, SO50 6JA





# 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

- Substantial Living Space – At 1440 sq. ft., this is one of the larger apartments available in Bishopstoke Park.
- Two Private Balconies – One south-facing for sunny afternoons, the other overlooking Breach Lane for morning light and gentle breezes.
- Generous Dual-Aspect Living/Dining Room – Bright, flexible space with room for entertaining or relaxing.
- Well-Equipped Kitchen – Stylish grey finish with integrated appliances including oven, microwave, dishwasher and fridge-freezer.
- Two Large Bedrooms, Both En Suite – Master with built-in wardrobes and shower room, second bedroom with walk-in wardrobe and bathroom.
- Great Storage & Utility Space – Wide entrance hall with desk area, two storage cupboards and a separate utility room with washer-dryer.

## Description

Apartment 21 Gilman Court offers rare scale, light, and flexibility – set within the peaceful Bishopstoke Park retirement village for the over 65s. Measuring an impressive 1440 square feet, this dual aspect, top-floor home is ideal for those downsizing in square footage but not in lifestyle.

The bright and spacious living/dining room benefits from windows on two sides, with access to two separate balconies. The south-facing balcony is perfect for catching the sun, while the second offers open views towards Breach Lane, giving you options for both morning and afternoon outdoor relaxation.

Just off the dining space is a smart grey shaker-style kitchen, fitted with a generous range of cupboards and integrated appliances including an oven, microwave, dishwasher and fridge-freezer – everything you need to feel right at home.

The master bedroom is a real retreat – large and dual aspect, with a range of fitted wardrobes and a stylish en-suite shower room. The second bedroom enjoys east-facing views over the care home gardens and features a walk-in wardrobe and its own bathroom with over-bath shower and Velux window, perfect for guests or a live-in companion.

The welcoming entrance hall is wide and light-filled thanks to a Velux roof window and even offers space for a desk. Two handy storage cupboards are joined by a separate utility room housing the washer-dryer and room for cleaning essentials.

The apartment features neutral carpets, underfloor heating, and quality window dressings – which can be included in the sale. Energy-efficient and move-in ready, this is a standout property offering comfort, space and style in equal measure.

Residents of Bishopstoke Park benefit from outstanding on-site amenities including a wellness centre with gym, pool, spa and salon, plus a restaurant, bar, village shop and full activities programme. Optional care and housekeeping services are available to support your lifestyle both now and in the future.

## Key Facts

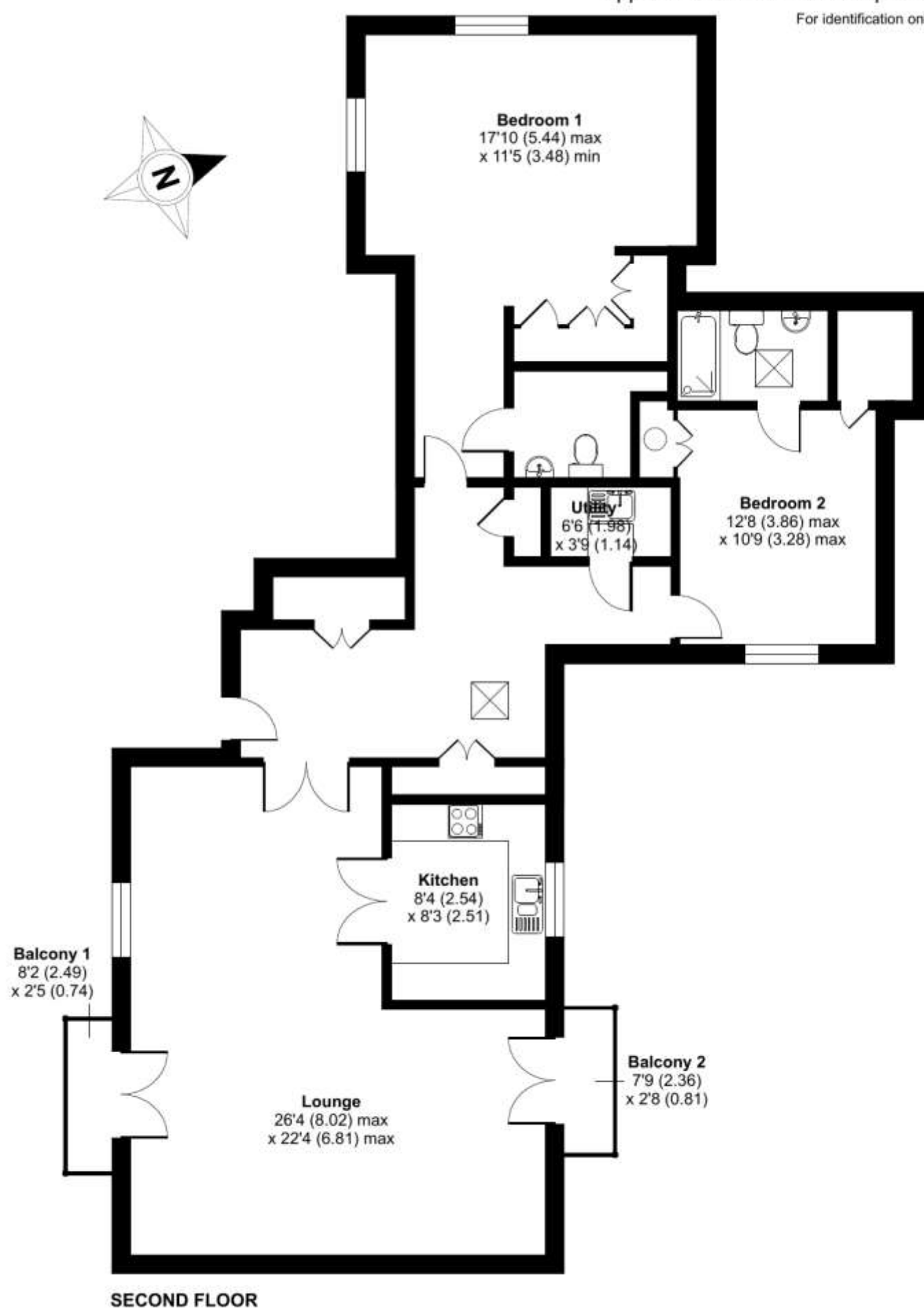
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2017 (approx. 117 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is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

# Gilman Court, Eastleigh, SO50

Approximate Area = 1440 sq ft / 133.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Anchor. REF: 1307124

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