



**£650,000**  
Leasehold

## 16 Gilman Court , Bishopstoke Park

Bishopstoke Park , Eastleigh, Hampshire 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

- One of the nicest apartments we’ve seen at Bishopstoke Park, thoughtfully refurbished in early 2025 to an exceptional standard.
- Immaculate interiors throughout with new carpets, herringbone Karndean flooring to the hallway and new bathrooms.
- A spacious dual-aspect living room with feature fireplace, bay window, and glazed double doors through to the kitchen.
- Two generous double bedrooms, both with fitted wardrobes, and two beautifully refitted bathrooms with stylish tiling and practical touches for ease of use.
- The kitchen has been enhanced with a new induction hob, ceramic sink, re-tiling, and comes complete with integrated appliances and a larger cupboard.
- Being on the ground floor you can enjoy the outdoors from your own private patio area, as well as the landscaped grounds and superb facilities of the retirement village.

**Description - Refurbished to a truly impressive standard, this is a rare opportunity to secure one of the finest homes available for sale in Bishopstoke Park.**

Step inside via the secure communal entrance with intercom to a welcoming hallway, an impressive 7 metres in length, with a built-in utility cupboard.

The main bedroom has a whole wall of fitted wardrobes and a newly refitted en-suite shower room with step-free walk-in enclosure, stylish tiling, and fitted storage. The second bedroom is also a generous double with more wardrobes and has direct access into the Jack & Jill bathroom. This bathroom has also been refitted, complete with feature pink tiling, fitted vanity unit, and a wider-than-average bath for improved mobility.

The living room is a large, square, dual-aspect space with plenty of room for both lounge and dining furniture. A south-facing bay window floods the room with light, and a feature fireplace adds a focal point. Glazed double doors open into the kitchen, which has also been enhanced with a new induction hob, ceramic sink, fresh tiling, and additional sockets. White wall and base units are paired with light wood-style worktops. Integrated appliances include dishwasher, washer/dryer, fridge/freezer, oven, microwave and there’s even a larger cupboard with shelving, light and power.

From here, double doors lead out to a private patio area, perfect for enjoying the sunshine or a morning coffee.

Bishopstoke Park is one of Hampshire’s most sought-after retirement villages, exclusively for the over 65s. Residents enjoy access to a wealth of facilities including a swimming pool, spa, gym, restaurant, bar, library, snooker room and landscaped grounds. 16 Gilman Court occupies a lovely ground floor position with the benefit of its own private patio, while the wider village community offers a full calendar of activities and events. Local shops and amenities in Bishopstoke and Eastleigh are within easy reach, with good transport links into Southampton and Winchester.

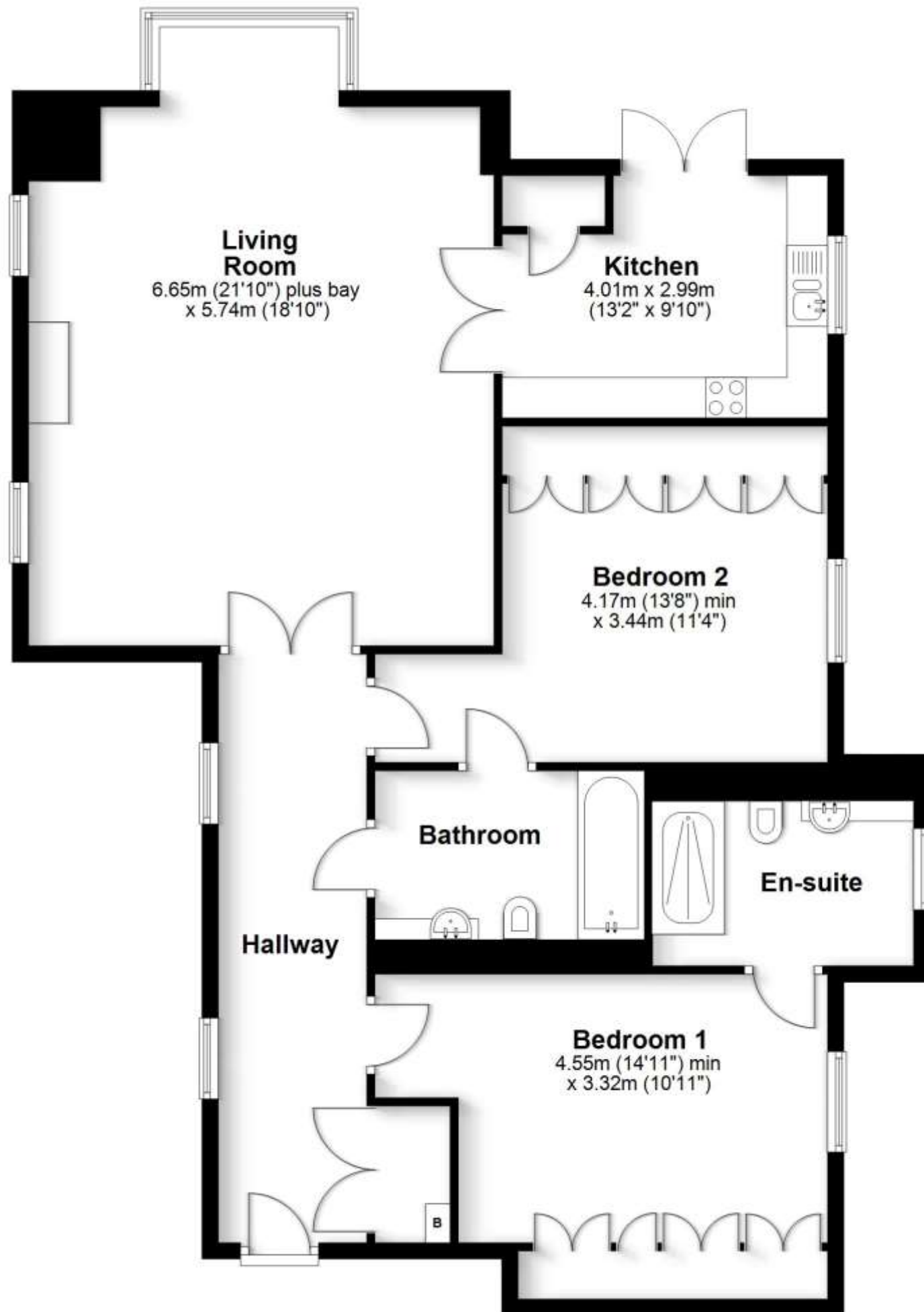
Other Information

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/dangerously.eggs.glove>

## Ground Floor

Approx. 124.1 sq. metres (1336.3 sq. feet)



Total area: approx. 124.1 sq. metres (1336.3 sq. feet)

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