



**£275,000**

Leasehold

## 34 Garnier Drive, Bishopstoke Park Eastleigh, Hampshire SO50 6HE



## Quick View

	1 Bedroom		None
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating C
	Permit Parking		Council Tax Band B

### Reasons to View

- Triple-aspect position – Rear of the main building with leafy outlooks to the rear lawn and beech tree and towards the sensory garden.
- Private patio – French doors from the living room open to a patio where you can enjoy the afternoon sun.
- Cool and comfortable – Dual-aspect living room (north & east) keeps the interior pleasantly cool in summer.
- Bright dine-in kitchen – Two large windows, cream cupboards, and room for a table and chairs, plus the usual integrated appliances.
- Great storage – Wide entrance hall with built-in cloaks cupboard, utility cupboard in the shower room, and a bedroom with a five-door fitted wardrobe.
- Main building convenience – Ground-floor setting close to village facilities with step-free living via a walk-in shower.

### Description

Tucked at the rear of the main building, 34 Garnier Drive enjoys a wonderfully triple-aspect layout and easy ground-floor access—ideal for those seeking a calm, leafy outlook with village amenities close by. The bedroom and one kitchen window face west over the rear lawn and beech tree, while the other kitchen window and the living room's French doors look across to the sensory garden.

A wide entrance hall with a built-in cloaks cupboard sets a practical tone. The dual-aspect living room (north and east) feels cool and comfortable through the warmer months, and opens to a private patio where you can sit out and catch the afternoon sun. The kitchen is pleasantly bright with two large windows, cream shaker-style cupboards, space for a table and chairs, and the usual integrated appliances (including oven, microwave, fridge/freezer, washer/dryer and dishwasher).

The bedroom is a generous double with a five-door fitted wardrobe, providing excellent storage. The shower room features step-free access and includes a built-in utility cupboard for cleaning kit and linens—keeping everything neatly out of sight.

Exclusively for those aged 65 and over, Bishopstoke Park offers a superb lifestyle with access to a restaurant and bar, wellness centre (pool, sauna, steam room and gym), hair salon, village shop, library and beautifully kept grounds with woodland walks. Flexible care and housekeeping packages are available should your needs change over time.

### 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 2015 (approx. 115 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.

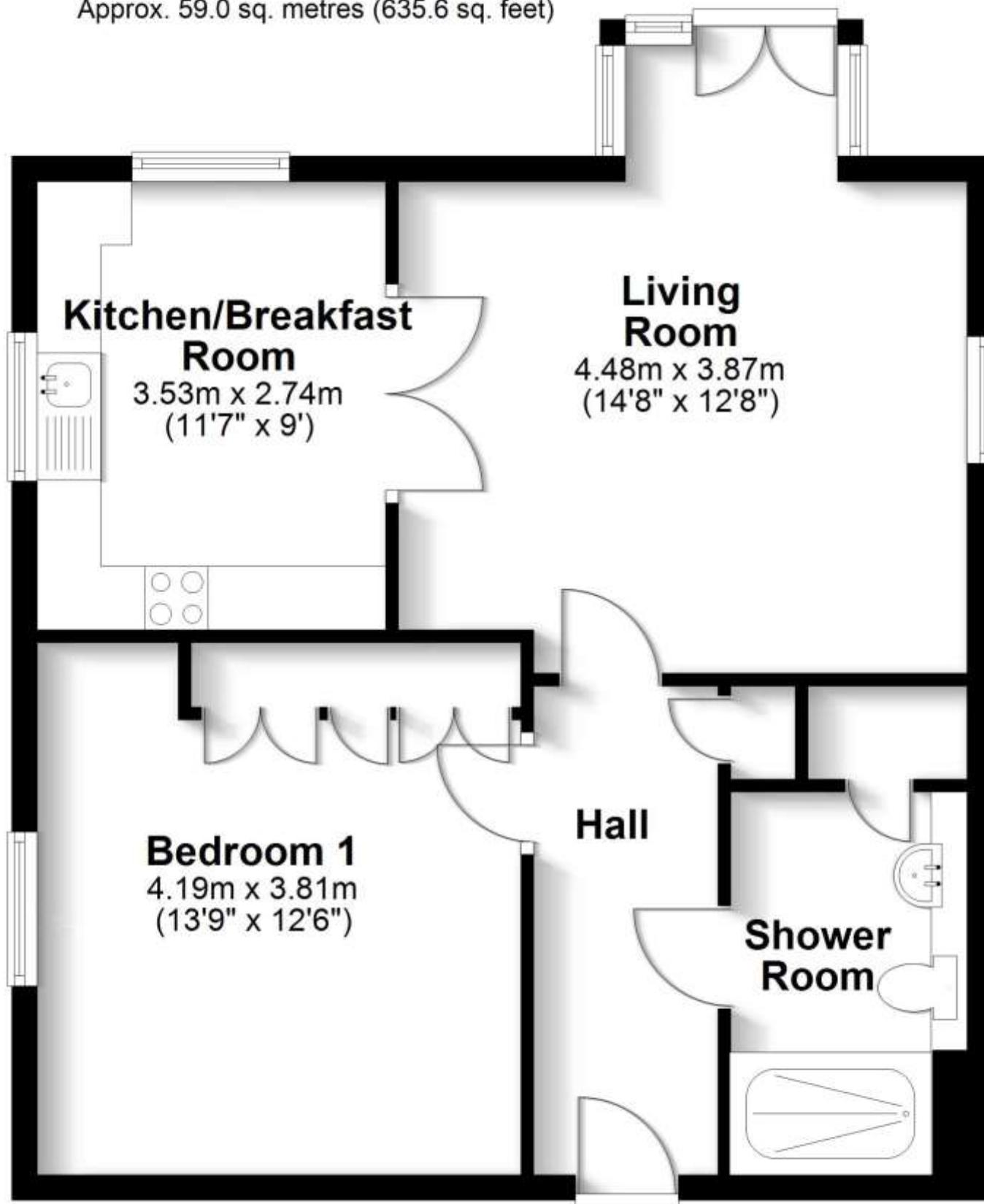
Residents are allocated one parking permit per apartment.

### Directions

<https://what3words.com/places.seat.plenty>

## Ground Floor

Approx. 59.0 sq. metres (635.6 sq. feet)



Total area: approx. 59.0 sq. metres (635.6 sq. feet)

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