



£400,000
Leasehold

50 Garnier Drive, Bishopstoke Park

Eastleigh, SO50 6HE



Quick View

	2 Bedrooms		No Garage
	1 Living room		2 Bathroom
	Apartment		EPC Rating TBC
	Parking Permit		Council Tax Band C

Reasons to View

- Twin balconies with leafy outlook – Both overlook the beautiful Copper Beech tree at the rear of the main building.
- Convenient First Floor Main Building position – With lift access, giving easy access to all the wonderful facilities.
- Open-plan living – Unlike many here, the living area is truly open plan with space for dining, an electric fire giving a cosy feel to the sitting area, and double doors to a balcony.
- Well-equipped kitchen + Quooker – Integrated washer/dryer, microwave, electric oven, fridge/freezer, halogen hob and a Quooker boiling-water tap for instant 100°C water.
- Bedrooms made for comfort – Large main bedroom with four-door wardrobe and an exceptionally spacious en-suite; second with wardrobes and balcony access.
- Smart finishes – Wood-effect flooring throughout (except bedroom two; new carpet due January), plus feature tiling and a fitted dressing table in the en-suite.

Description

Set on the first floor of the main building—reached by lift or stairs—50 Garnier Drive offers a practical, open-plan layout with the bonus of two private balconies, both enjoying a tranquil outlook across the Copper Beech tree at the rear.

A generous reception hall offers space for furniture as well as a built-in storage cupboard—ideal for coats or the Hoover. Wood-effect flooring flows through the apartment (with the exception of bedroom two, where a new carpet is scheduled for January), adding a warm and practical finish.

The living/dining space is easy to furnish, with room for a table and chairs. An electric fire provides a stylish focal point, and double doors open to the first balcony for morning coffee or an evening wind-down. The kitchen is neatly integrated with washer/dryer, microwave, electric oven, fridge/freezer and halogen hob, and upgraded by a Quooker hot-water tap delivering instant 100°C water—freeing up worktop space and making tea-making, cooking and prep a breeze.

The primary bedroom is a notably large double, fitted with a four-door wardrobe and served by an exceptionally spacious en-suite bathroom, where feature tiling and a fitted dressing table add a boutique feel. The second bedroom has built-in wardrobes and access to the second balcony—perfect for guests or hobbies. Off the hallway you’ll find a separate shower room, ideal for visitors. Under floor heating runs through the apartment and is controlled individually in each room for convenience.

Exclusively for those aged 65 and over, Bishopstoke Park offers a sociable village lifestyle with first-class amenities on the doorstep: restaurant and bar, wellness centre with pool, sauna, steam room and gym, hair salon, village shop, library and beautifully landscaped grounds with woodland walks. Flexible care and housekeeping packages are available should your needs change over time.

Other Information

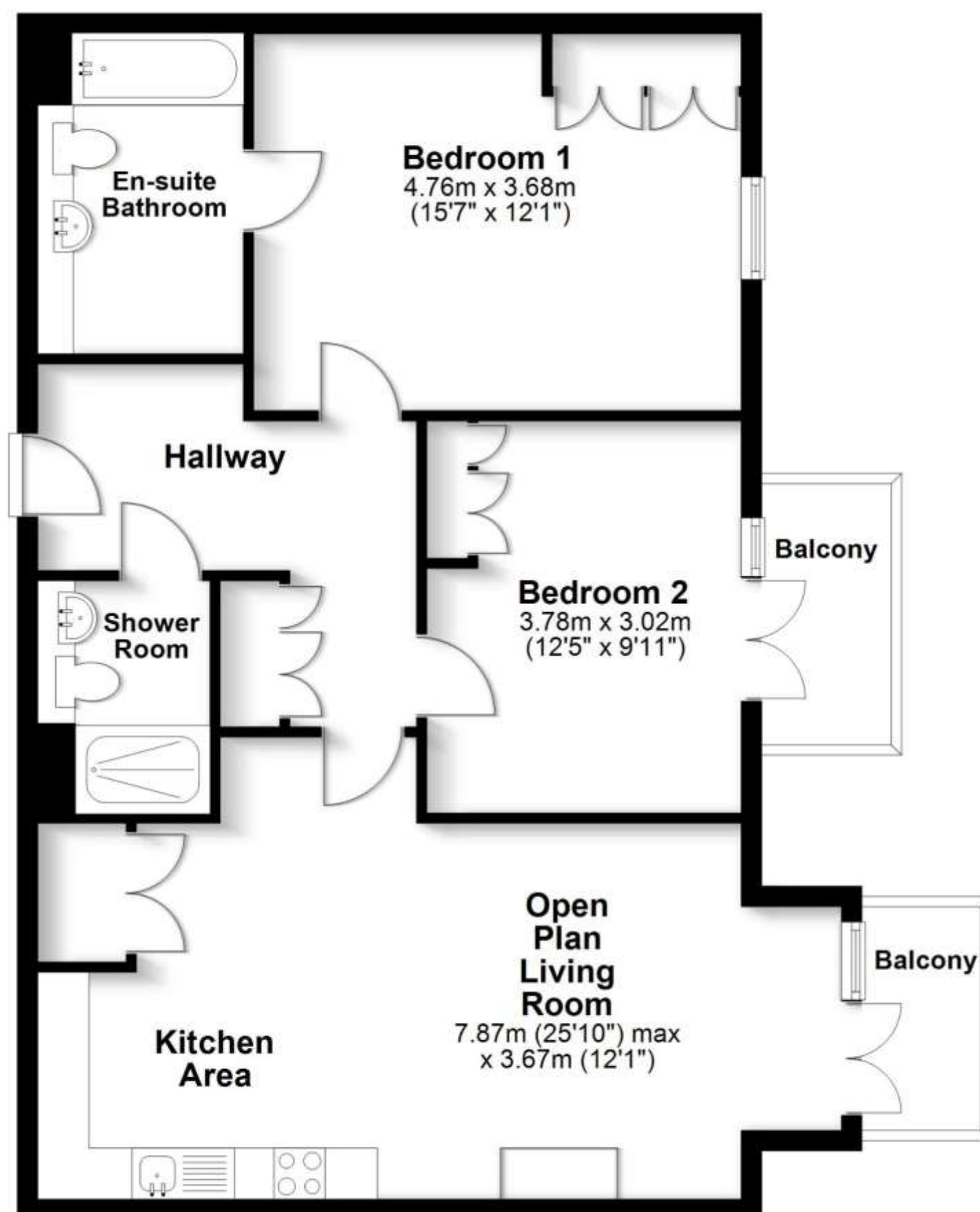
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2015 (approx. 115 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £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. Un-allocated residents parking is available.

Directions

<https://what3words.com/caves.oldest.dips>

Floor Plan

Approx. 79.9 sq. metres (860.4 sq. feet)



Total area: approx. 79.9 sq. metres (860.4 sq. feet)

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