



£215,000
Leasehold

30 Garnier Drive, Bishopstoke Park

Eastleigh, Hampshire SO50 6HE



Quick View

	1 Bedroom		N/A
	1 Living Room		1 bathroom
	Retirement Property		EPC Rating TBC
	Residents' Parking		Council Tax Band A

Reasons to View

- Ground-floor position, just a few steps from Antlers Restaurant and the heart of village life.
- Compact but well-equipped kitchen with dishwasher, fridge/freezer, two ring induction hob, combi-microwave and washer/dryer built in.
- Anchor’s 24-hour call service ensures help is always available at the touch of a button.
- Underfloor heating throughout the apartment will keep you cosy and warm, with individual room thermostats making it easy to control.
- Why not invite the family over at the weekend, Antlers Restaurant offer a great Sunday Lunch.
- Anchor’s Assisted/Retirement Living option offers the flexibility to access additional help and services should your needs change in the future.

Description

If you would like to be close to the heart of village life, 30 Garnier Drive is ideally positioned just along the hall from the main restaurant and social areas. Talks on Tuesdays, Whist on Wednesdays and the monthly quiz night are all within easy reach, while the Wellness Centre offers a swimming pool, spa, sauna, steam room and a programme of organised fitness classes, including chair aerobics.

The entrance hall includes a useful storage cupboard housing the meters. Utilities are supplied through Anchor and billed monthly, while individually controlled underfloor heating provides warmth and comfort throughout the apartment.

Measuring more than 5 metres (17 feet) in length, the spacious living room has a feature electric fire and double doors opening onto a balcony overlooking the rear gardens. A glazed door separates the kitchen from the living space, helping to contain cooking aromas while still allowing light to flow through.

The fitted kitchen provides plenty of cupboard space and includes an integrated dishwasher, fridge/freezer, washer/dryer, combination oven and two-ring induction hob with an extractor hood above.

The generous bedroom has fitted five-door wardrobes giving plenty of storage space. The adjoining shower room includes a step-free shower, vanity wash basin and w.c. with fitted storage cupboards.

Freshly presented with new carpets throughout, this well-positioned apartment is ready for its new owner to move straight in and begin enjoying everything Bishopstoke Park has to offer.

Other information:

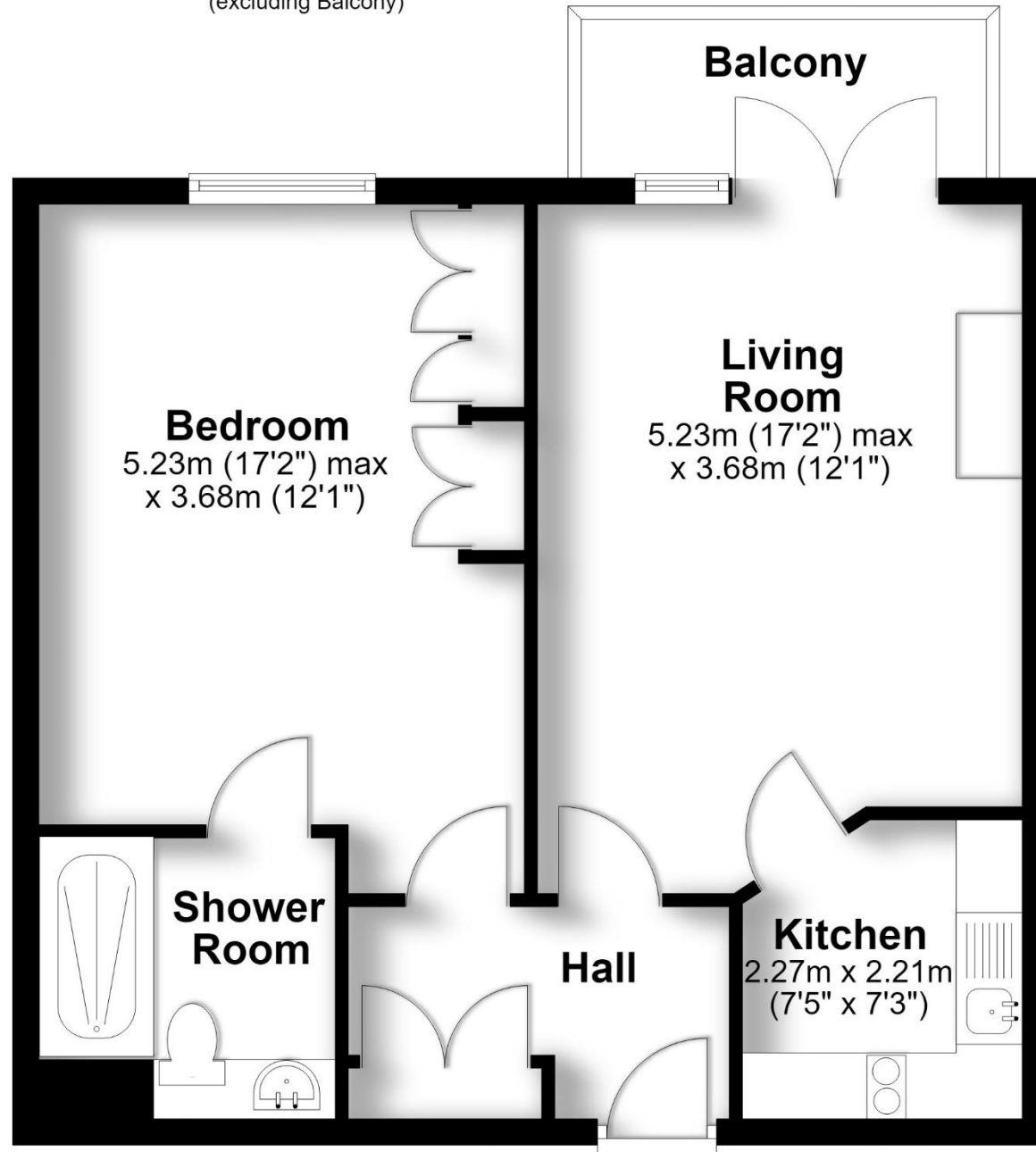
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2015 (approx. 114 years remaining). We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term). The service charge is £749.37 per month for the financial year 01/04/26– 31/03/27. 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.

Directions

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

Ground Floor

Approx. 51.8 sq. metres (557.5 sq. feet)
(excluding Balcony)

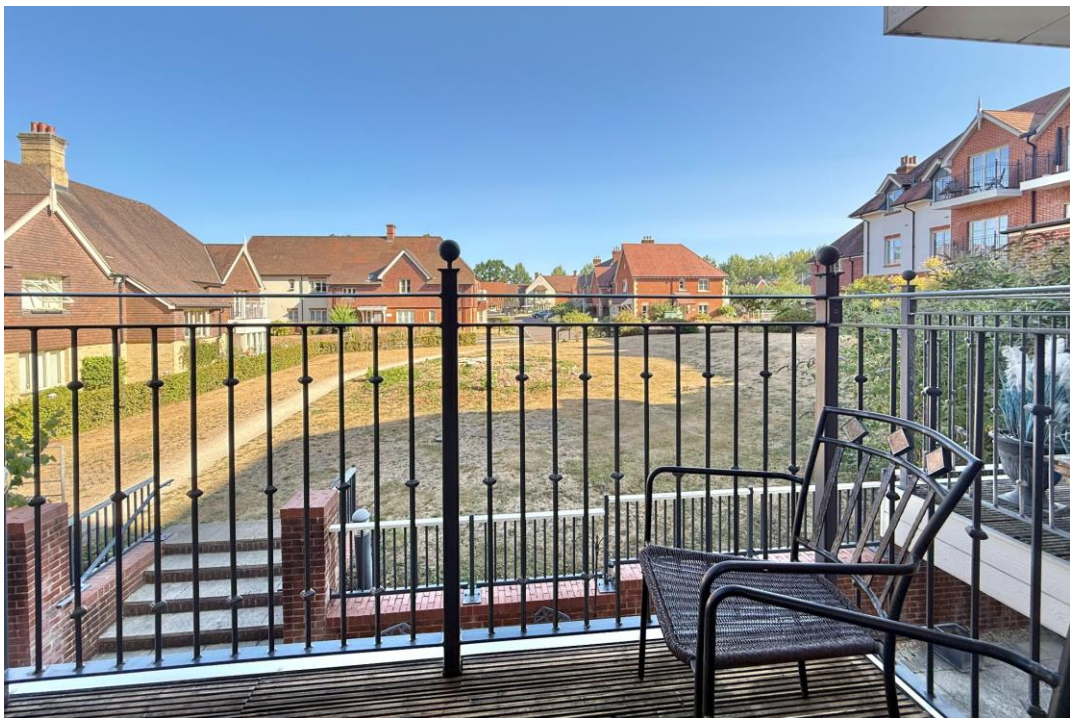


Total area: approx. 51.8 sq. metres (557.5 sq. feet)

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £36 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk

Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast