



£225,000









Leasehold

66 Garnier Drive, Bishopstoke Park

Eastleigh, Hampshire SO50 6HE



Quick View

	1 Bedroom		No
	1 Living Room		1 Shower Room
	First Floor Retirement Flat		EPC Rating C
	Residents' Parking Available		Council Tax Band B

Reasons to View

- First floor apartment with interesting views over the front courtyard & the historic Mount building.
- Underfloor heating throughout the apartment will keep you cosy and warm, with individual room thermostats making it easy to control.
- Hop in the lift and you can whizz straight down to reception where you'll always find a friendly face to chat with.
- Why not invite the family over at the weekend, Antlers Restaurant offer a great Sunday Lunch.
- This apartment is offered with no chain, probate has been granted so there should be no delays for you to move as soon as you can.
- This is an Assisted/Retirement Living apartment, giving peace of mind to upgrade help and services should you need it.

Description

You can enjoy an ever changing view from this first floor apartment which looks out over the front courtyard parking area and the historic Mount building which houses the Wellness Centre with pool & spa. Located opposite the lift you can easily pop down to reception and enjoy some company in the resident's restaurant, cafe and bar or take part in one of the organised activities.

The hallway has a useful storage cupboard housing the meters, Anchor selects utilities centrally for the benefit of all residents and you'd receive a monthly statement showing your consumption for water, gas for the underfloor heating and electricity, to be paid by monthly direct debit.

The living room is south facing, so lovely and warm and bright, with glazed double doors to the compact kitchen which has integrated appliances including; washer/dryer, fridge with freezer compartment, combination oven and two ring induction hob.

The bedroom also enjoys a southerly aspect and has fitted triple wardrobes giving excellent storage. The shower room is situated off the bedroom and has fitted storage, a vanity wash basin, low level wc with concealed cistern and a walk in shower.

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.

There is a deferred sinking fund contribution upon sale of 4% of the sale price.

With the retirement living package the minimum requirement is one hours cleaning a week, at a cost of £24.60*. Should you wish to upgrade an Assisted living package includes all utilities, a daily 2 course meal of lunch in the restaurant, 1 hour of housekeeping per week and 1 bag of laundry per week, at a cost of £1065.99* per month for 1 person.

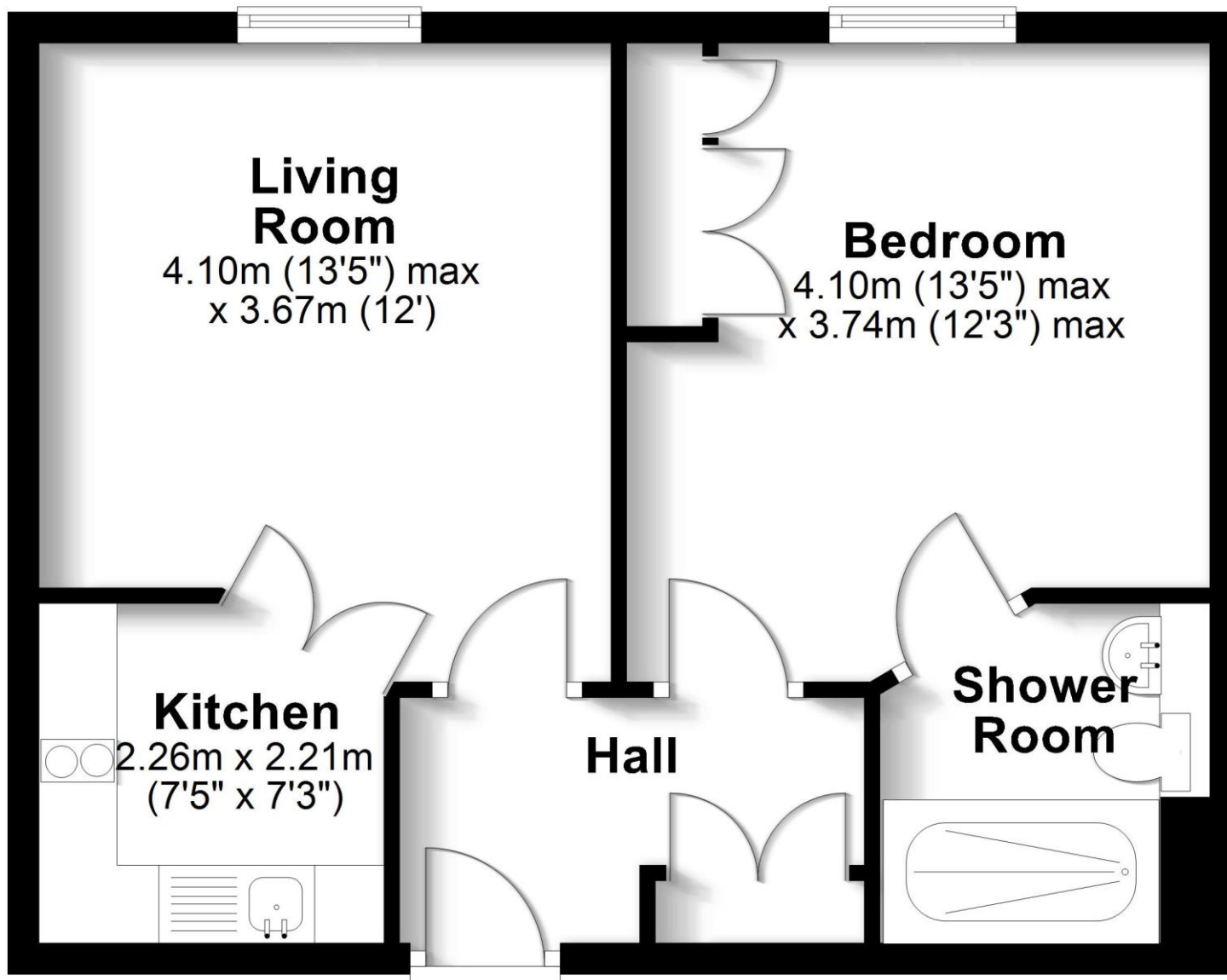
* Subject to change and in addition to service charges.

Directions

<https://what3words.com/sound.lists.lower>

First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 43.4 sq. metres (466.8 sq. feet)

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