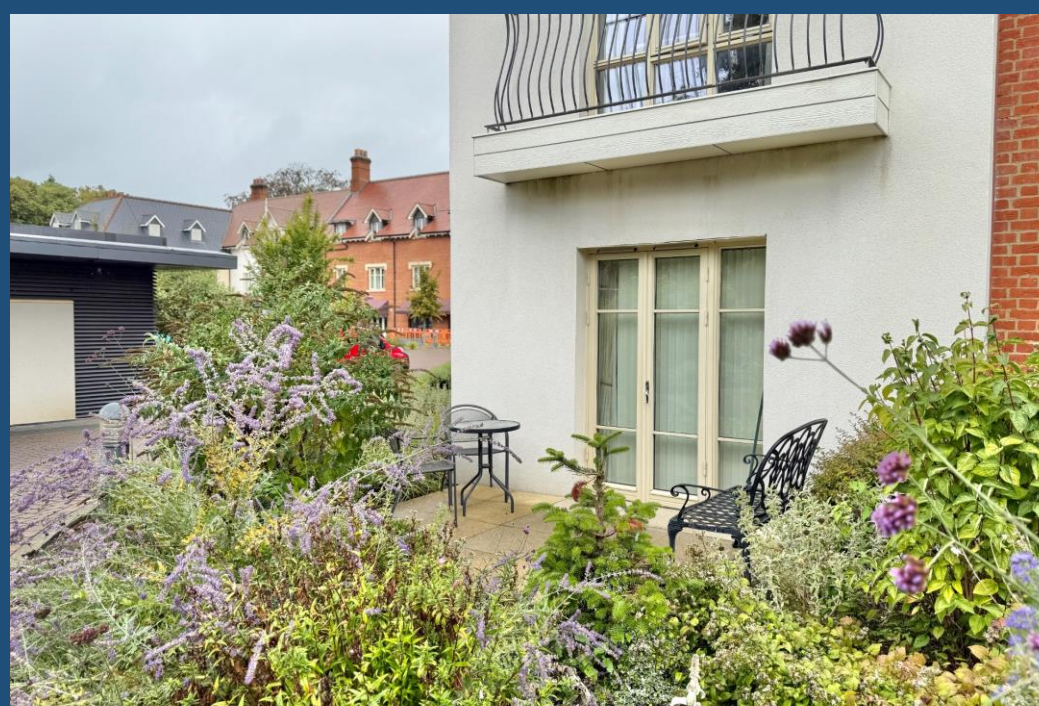




**£275,000**  
Leasehold

**44 Garnier Drive, Bishopstoke Park**  
Bishopstoke, Eastleigh, SO50 6HE



## Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating B



Permit Parking



Council Tax Band B

### Reasons to View

- This ground floor assisted living apartment is set within the main building, giving you under-cover access straight to the reception, restaurant, and village facilities.
- Anchor's assisted living package means you can upgrade the level of support you receive in future if your needs change, allowing you to stay in your home with peace of mind.
- The dual-aspect living room opens onto a private south-facing patio with views over the main drive — the perfect place to enjoy sunshine and to watch neighbours coming and going.
- A modern kitchenette is cleverly fitted with a two-ring hob, combi microwave, fridge with freezer box and washing machine, providing everything you need within easy reach.
- The bedroom is a generous size with fitted wardrobes, and the en-suite shower room includes fitted storage and a walk-in tiled shower area.
- Offered chain free as the owner has now moved into a care home, making the move as smooth as possible for the next resident.

### Description

Step inside the apartment via a welcoming entrance hall with a large utility/storage cupboard. The dual-aspect living room is light and airy, with glazed doors opening to a private south-facing patio where you can relax and enjoy the view of the main drive.

From the living room, a door leads into the kitchenette. This compact and practical space is fitted with all the essentials, including a two-ring hob, combi microwave, fridge with freezer box, and washing machine.

The bedroom is a comfortable double with fitted wardrobes, while the adjoining en-suite shower room provides a step-in tiled shower, WC, wash basin, and useful fitted cupboards.

Bishopstoke Park is one of Hampshire's premier retirement villages, exclusively for the over 65s. Residents benefit from a wealth of facilities, including a swimming pool, spa, gym, restaurant, bar, library, snooker room and landscaped grounds.

Living in Garnier Drive means you're right at the heart of the community, with all the main amenities under the same roof. Regular activities and events make it easy to meet neighbours and join in, while the south-facing patio gives you a sunny spot to enjoy the comings and goings of the village.

With no forward chain and the flexibility of Anchor's assisted living support, this apartment offers both independence and peace of mind for the years ahead.

### Key Facts:

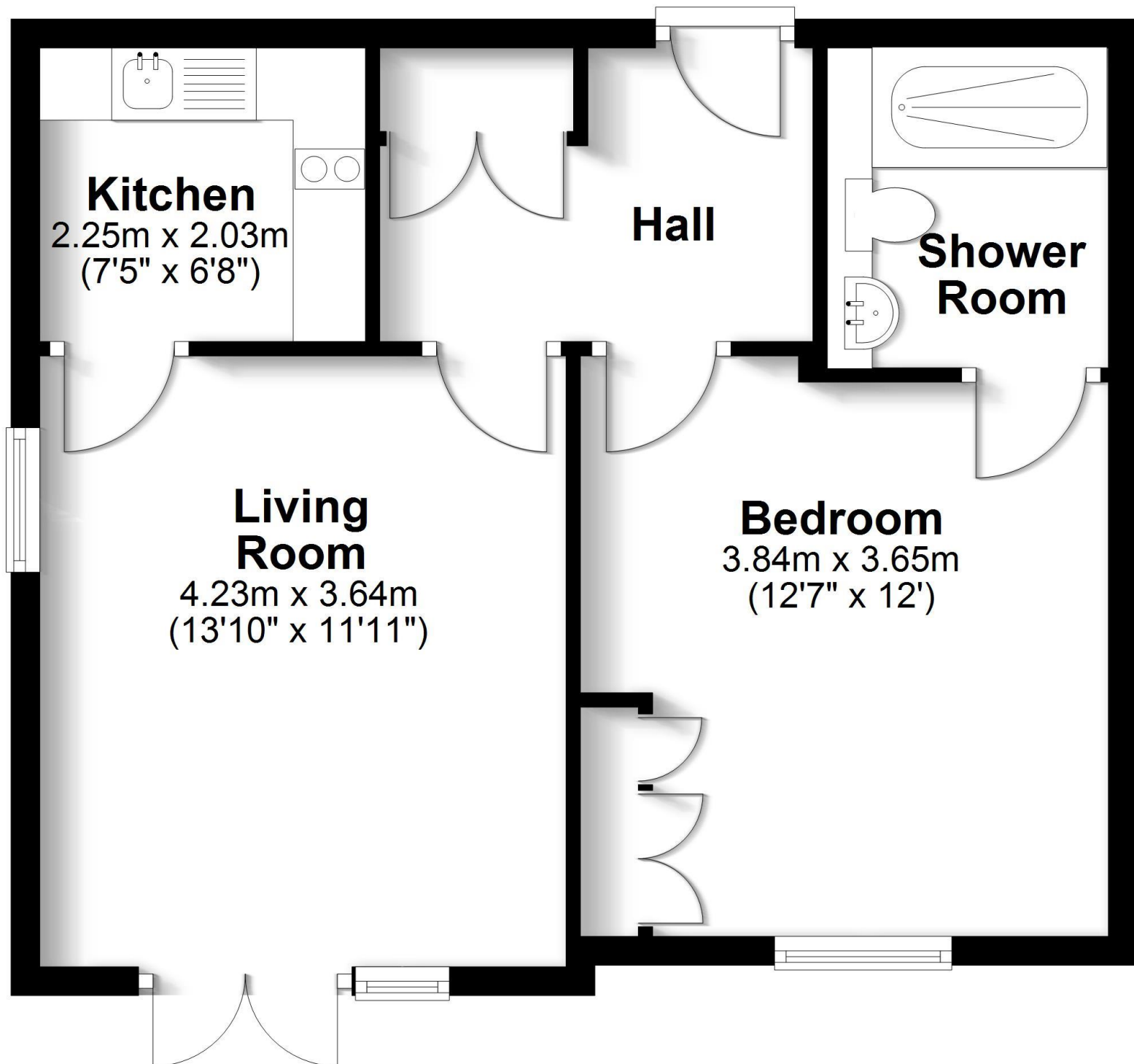
This apartment is offered with Anchor's flexible Assisted Living package, starting with a minimum of one hour's housekeeping per week currently £24.60. There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2016 (approx. 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. 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/slave.voter.dots>

Garnier Drive, Bishopstoke Park

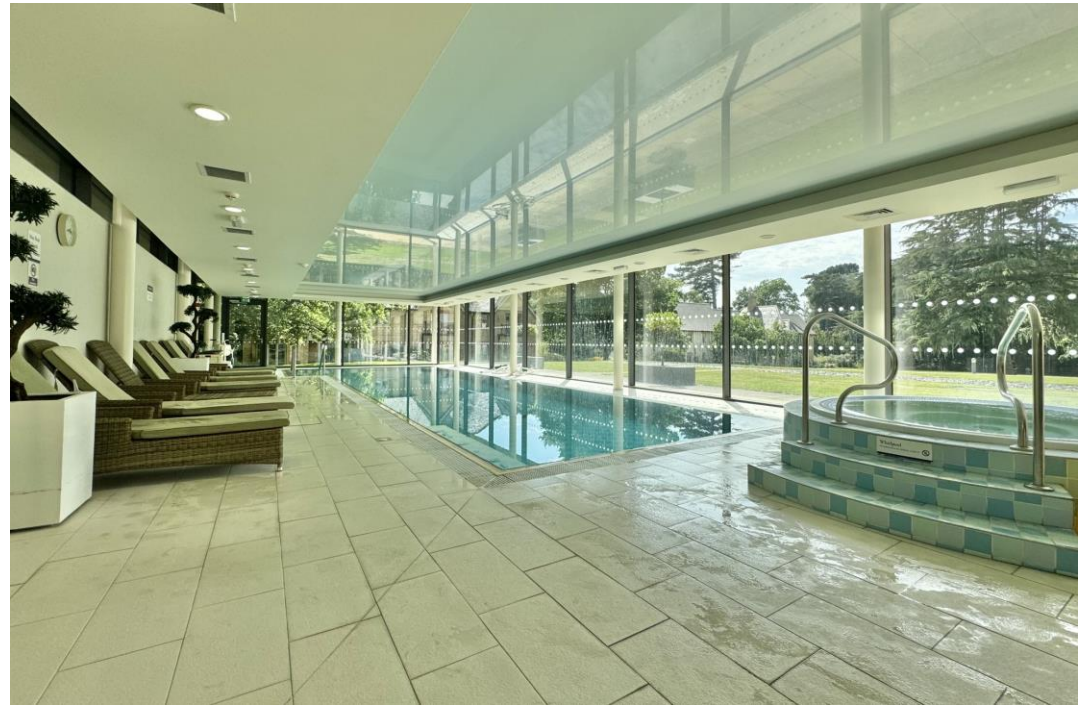
## Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 46.2 sq. metres (497.4 sq. feet)

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.robinsoneade.co.uk/referral-fees](http://www.robinsoneade.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](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast