



£550,000
Leasehold

7 Mulberry Lodge, Hargreaves Walk

Bishopstoke Park, Eastleigh, SO50 6HJ



Quick View

	2 Bedrooms		N/A
	1 Living Room		2 Bathrooms
	Retirement Property		EPC Rating TBC
	Unallocated Residents' Parking		Council Tax Band D

Reasons to View

- With over 1250 square feet of accommodation this first floor apartment certainly won't feel like a downsizing compromise.
- Set away from the main building you can enjoy views across the lawn to the historic 'The Mount' building which houses the pool and wellness centre.
- Your own entrance door on the ground floor gives a feeling of independence but with the knowledge there is help on hand if you need it.
- The landing extends to over 22' giving plenty of room for a study area and a quiet place to sit and read.
- The wide staircase to the first floor also has a chair lift fitted for those days when you're not feeling up to it, or just to carry the shopping up.
- Two double bedrooms, the larger with a dressing room and ensuite means you'll have space for relatives to stay overnight.

Description

Mulberry Lodge, in Hargreaves Walk enjoys the best of both worlds within Bishopstoke Park Retirement Village, away from the hustle and bustle of the main building but just a short stroll across the lawn to access all the amazing facilities and social activities on offer. There is residents' parking nearby and a shared outside space where you can sit out or enjoy alfresco dining.

The front door opens into the ground floor reception hall, with stairs leading up to the large landing, with a built in cupboard in addition to the utilities cupboard, there is plenty of storage. The main bedroom has a spacious dressing area with fitted wardrobes and an ensuite shower room with fitted vanity & storage cupboards. The bedroom window overlooks the mature mulberry tree (hence the name of the building) which gives nice privacy and often shelter to the local wildlife. Bedroom two is a very generous double room with fitted wardrobes and across the hall is the main bathroom, again with fitted storage.

The living room enjoys triple aspect views, with double doors opening onto the small balcony which overlooks the village lawns towards the main building and the historic Mount building. There is plenty of space for a full size dining table in addition to the lounge suite. Double doors open to the kitchen which is well appointed with ample storage, including corner carousels, and quality integrated appliances including; dishwasher, slide 'n' hide Neff oven, microwave, induction hob, frost free fridge/freezer and washer/dryer.

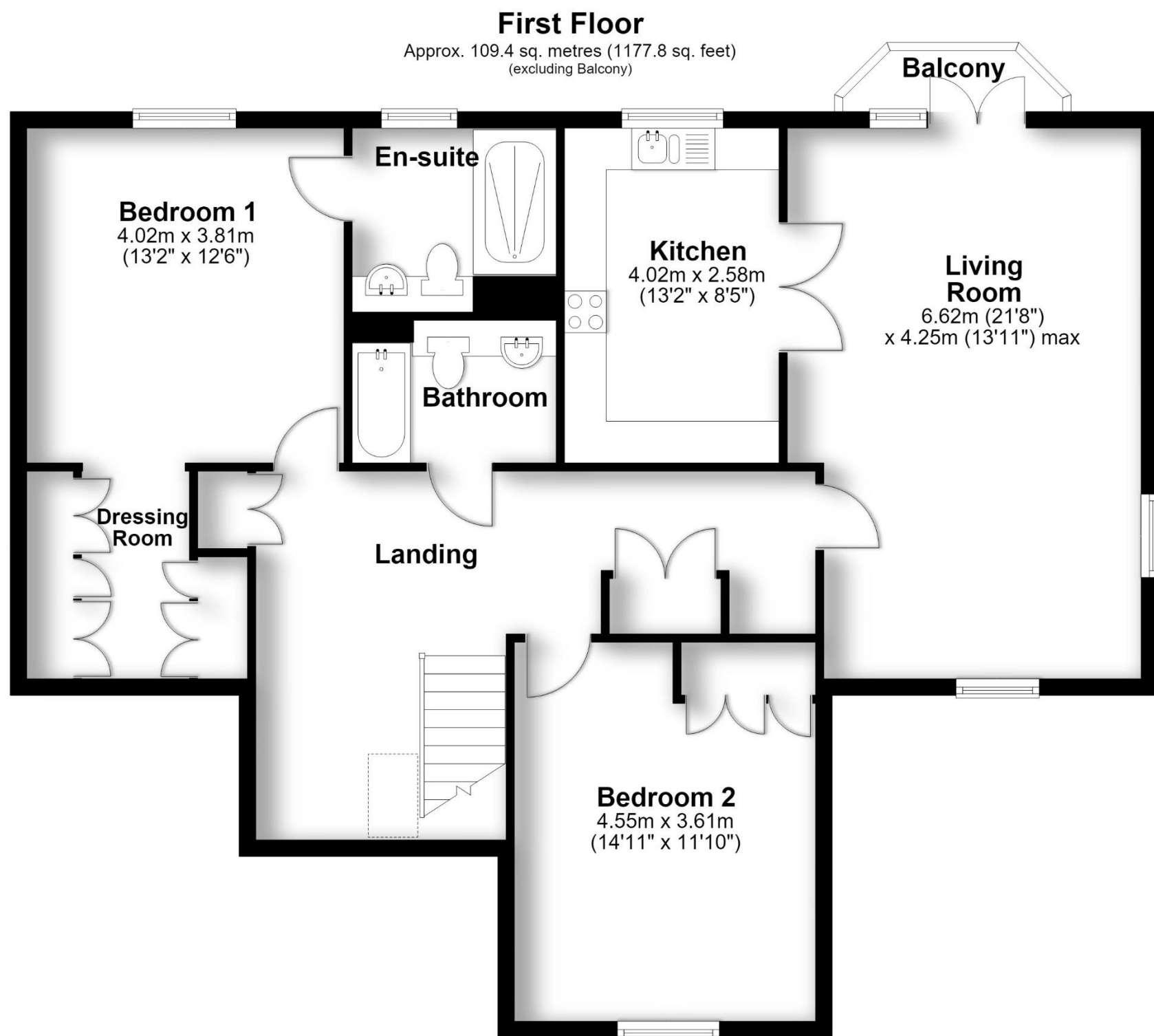
The seller has enjoyed the property since new in 2015 but it is now time to downsize, and she has already earmarked another apartment within the village.

Other Information

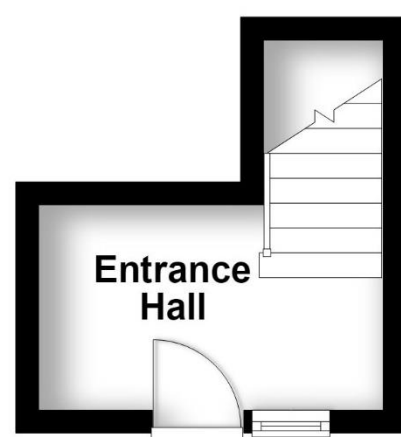
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2015 (approx. 114 years remaining) The annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £749.37 per month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

Directions

<https://what3words.com/remove.live.watch>



Ground Floor
Approx. 6.8 sq. metres (73.6 sq. feet)



Total area: approx. 116.3 sq. metres (1251.3 sq. feet)

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