



£400,000
Leasehold

10 Walter Lane, Bishopstoke Park

Eastleigh, SO50 6HD



Quick View

	2 Bedrooms		N/A
	1 Living Room		1.5 Bathrooms
	Retirement Property		EPC Rating B
	Unallocated Parking		Council Tax Band B

Reasons to View

- Enjoying a quieter position away from the main building, while remaining within easy reach of the village facilities.
- East-facing balcony - a lovely spot to enjoy the morning sun, breakfast outside or a quiet cup of coffee.
- Two comfortable double bedrooms - Ideal for guests, hobbies or working from home, with built-in wardrobes in both rooms.
- A spacious kitchen/breakfast room - Well equipped for everyday living, with plenty of workspace and a full range of integrated appliances.
- Plenty of useful storage - Well-designed with cupboards throughout to help keep the apartment tidy and clutter-free.
- Independent living with flexibility for the future - enjoy your own space and freedom, with optional care and housekeeping services available if required.

Description

Situated in Cherry Walk this lovely two bedroom apartment is beautifully presented and ready for a new owner to move straight in. Take the lift or stairs to the first floor where the front door opens into a very spacious hallway. There’s a useful built in storage cupboard and a separate cloakroom with additional cupboard housing the meters with plenty of room for the Hoover too.

To your left are doors to the bedrooms, the second is a comfortable double room built in triple wardrobe, the main bedroom also benefits from built in wardrobes and has access to the Jack ‘n’ Jill shower room. There is an easy access, step free shower, w.c. and vanity wash basin. A window to the side gives natural light and ventilation and there is a return door to the hallway.

The living room has a feature fireplace and double doors opening onto the east facing balcony, the perfect spot for breakfast alfresco. Glazed double doors open to the kitchen/breakfast room which is well fitted with a range of wall and base units with contrasting worksurfaces. Integrated appliances give a sleek look and include; full size dishwasher, washer/dryer, fridge/freezer, microwave, electric fan oven and an induction hob with fume hood over.

The apartment benefits from underfloor heating throughout, each room being individually thermostat controlled. As a resident of Bishopstoke Park you can dip in and out of superb amenities on your doorstep: a restaurant and bar, wellness centre with pool, sauna, steam room and gym, hair salon, village shop & cafe, library and beautifully landscaped grounds with woodland walks. Flexible care and housekeeping packages are available should your needs change over time.

Other information

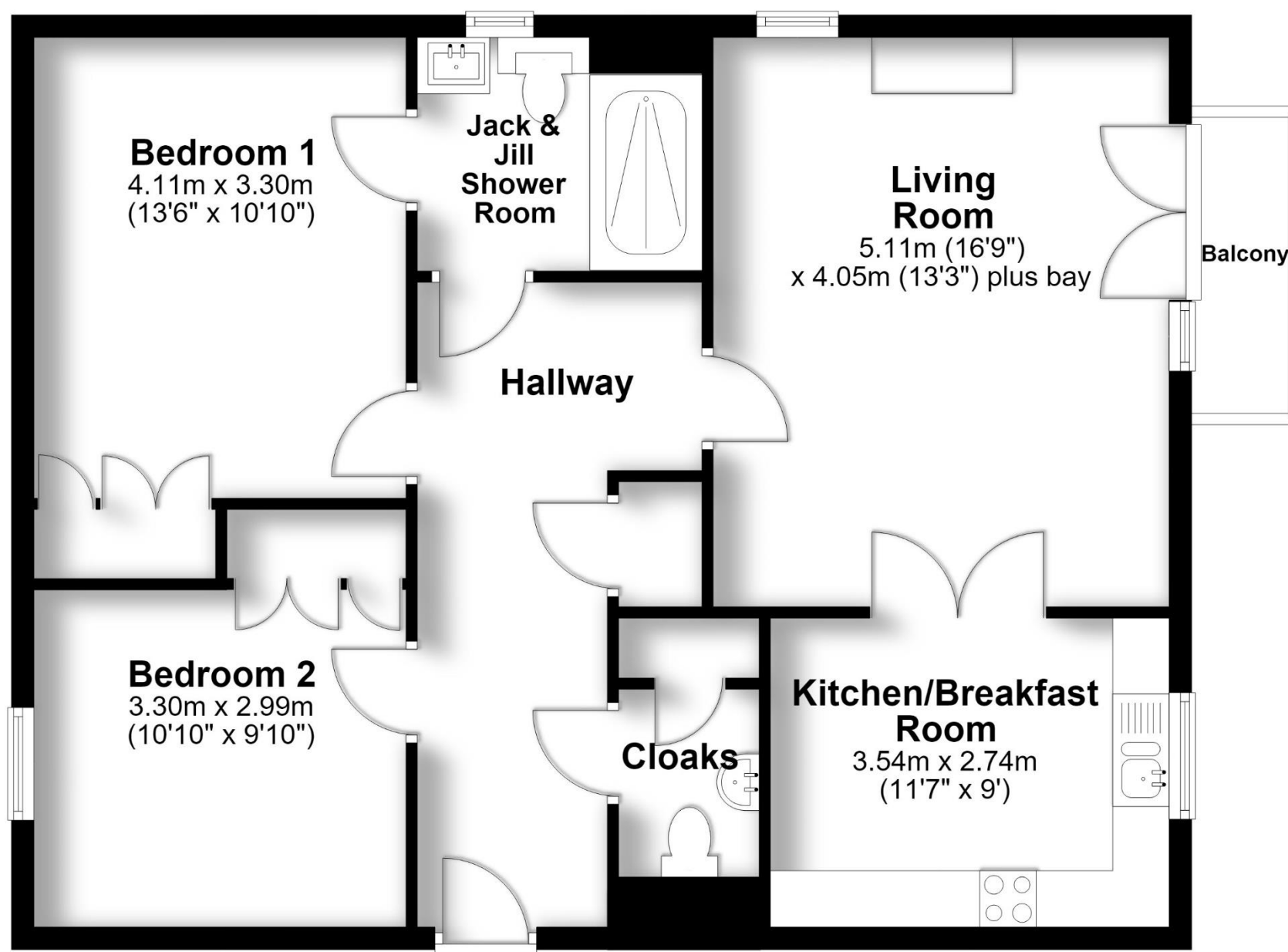
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2017 (approx. 116 years remaining) The annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £749.37 per month 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/stiff.civil.invent>

First Floor

Approx. 79.1 sq. metres (851.7 sq. feet)
(excluding Balcony)



Total area: approx. 79.1 sq. metres (851.7 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 £12 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