



**£250,000**  
Leasehold

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



## Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating C



Permit Parking



Council Tax Band B

### Reasons to View

- Flexible move option available — the seller may consider buying your property to help you move.
- Ground floor location just steps from Antlers Restaurant so you will never be far from the action.
- Assisted/Retirement Living apartment, giving peace of mind to upgrade help and services should you need it.
- Spacious bedroom with loads of fitted storage – perfect for those who love their fashion!
- Fitted shutter blinds to the balcony French doors and bedroom window give a clean modern look as well as privacy.
- Compact kitchen with fridge/freezer, two ring induction hob, combi-microwave and washer/dryer built in.
- Enjoy breakfast on the balcony overlooking the copper beech tree and gardens, there's plenty of space for a bistro set.

### Description

If you are looking to be in the thick of things 31 Garnier Drive could be the perfect apartment for you. Located just along the hall from the main restaurant you will be just moments away from all the fun activities hosted here, such as Talks on Tuesdays, Whist on Wednesdays and even a monthly Quiz night. In addition, there are amazing facilities in the Wellness centre including pool, spa, sauna & steam as well as organised fitness classes like chair aerobics.

In the hallway is a storage cupboard housing the meters, utilities are supplied via Anchor and billed monthly, underfloor heating ensures that you will be cosy, with all the rooms individually thermostat controlled. The living room stretches to over 6m (20') with a remote-controlled electric fire and double doors opening on to the balcony which overlooks the rear gardens. A glazed door allows the kitchen to be closed off to save any cooking smells spreading through the flat. The kitchen has plenty of cupboards for storage and integrated appliances including a fridge/freezer, washer/dryer, combination oven and two ring induction hob with fume hood over.

The bedroom is a generous size with two, three-door wardrobes and central drawers, and space to hang the TV on the wall. Off the bedroom is the shower room with step free access shower and fitted storage cupboards, there is also a heated clothes airer fitted.

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.

### Could this help you move?

The seller of 31 Garnier Drive is very keen to help the right buyer make their move to Bishopstoke Park. If you have a property to sell, they may be willing to consider buying your home, as part of the sale. This could remove some of the usual delays and uncertainty involved in selling before you buy, helping you move more quickly and with greater confidence.

This is not a formal part-exchange scheme, and any arrangement would be subject to individual agreement, valuation and legal advice, but it could be a very helpful option for anyone who would love to move to Bishopstoke Park but still has a property to sell.

### 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.

\* Subject to change and in addition to service charges.

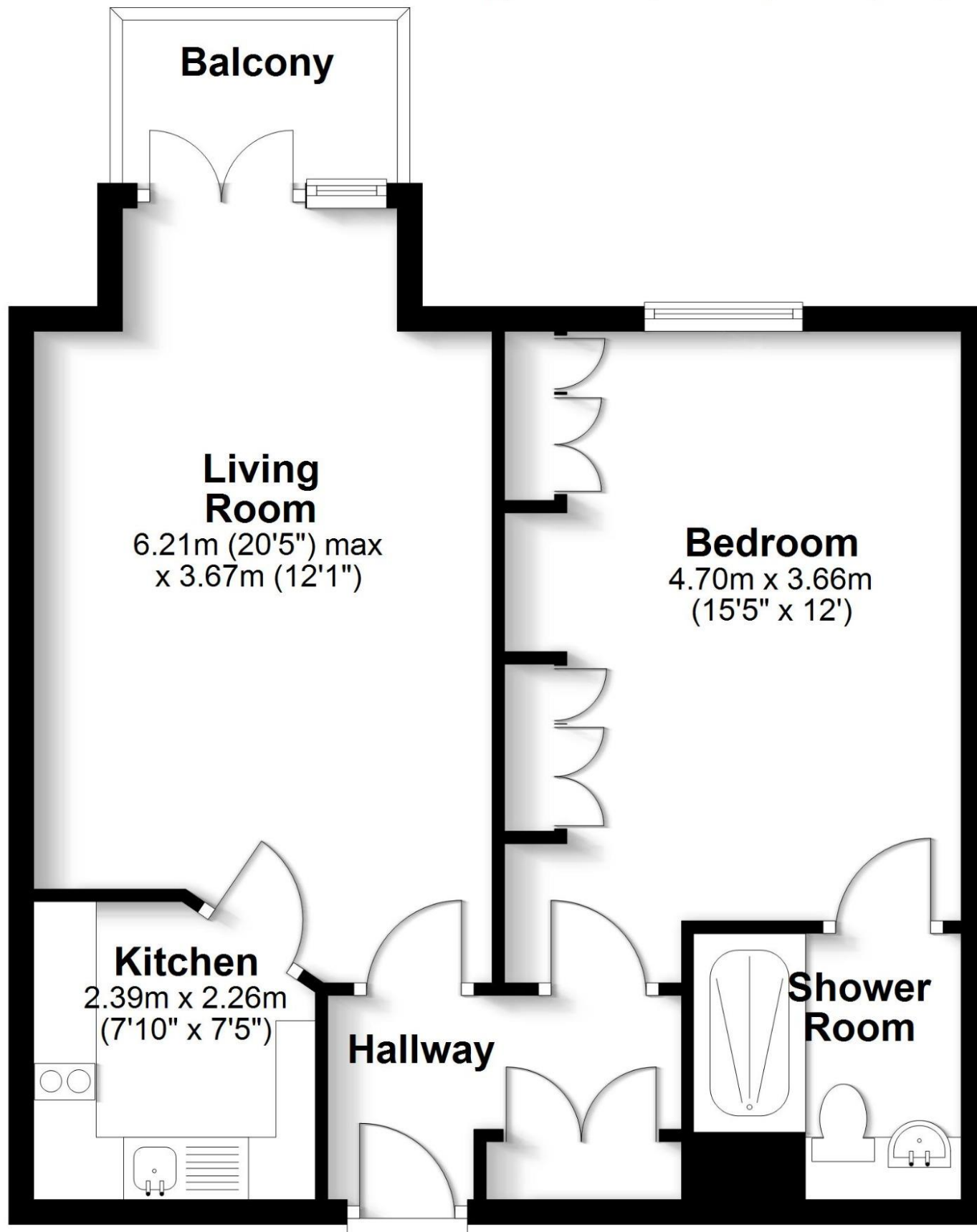
This is a probate sale, we await the grant of probate which will be required prior to exchange of contracts.

### Directions

<https://what3words.com/poem.obey.probe>

## Ground Floor

Approx. 53.8 sq. metres (579.5 sq. feet)



Total area: approx. 53.8 sq. metres (579.5 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 £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](http://www.robinsonreade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



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