



**£250,000**  
Leasehold

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



## Quick View



1-2 Bedrooms



No Garage



1-2 Living Rooms



2 Bathrooms



Retirement Property



EPC Rating B



Permit Parking Available



Council Tax Band C

### Reasons to View

- Two Double Bedrooms with En-Suite Facilities – One with its own separate entrance, perfect for visiting guests or a live-in carer.
- Assisted Living Package Included – Starting from just one hour of housekeeping per week, with optional upgrades including daily meals, cleaning, laundry and all utility bills.
- First Floor in the Main Building – Directly connected to all village amenities – no need to venture outside in bad weather!
- Stylish, Accessible Living – Thoughtfully designed for comfort, independence and future care needs.
- Exceptional Facilities On-Site – Wellness centre with pool, gym, spa and salon, plus a restaurant, bar, shop and more.
- A Secure, Sociable Community – For over 65s, with activities and support on hand if and when you need it.

### Description

Located on the first floor of the main Bishopstoke Park building, 52 Garnier Drive offers exceptionally convenient access to all the central village amenities — from the wellness centre and restaurant to the hair salon and village shop — all just steps from your front door.

This well-proportioned apartment features two generous double bedrooms, each with its own en-suite shower room. One of the bedrooms benefits from its own private entrance, making it an ideal arrangement for those who may require a live-in carer now or in the future. It's a thoughtful design that allows you to plan ahead with confidence, knowing that your long-term needs can be met without ever needing to move again. The apartment offers a flexible layout. It would also suit a purchaser seeking a one bedroom flat with a kitchen/dining room and an additional separate dual aspect sitting room'.

The apartment is offered with Anchor's Assisted Living Package, which starts from just £24.60 per week for one hour of housekeeping — who wouldn't appreciate a little extra help with the cleaning? You can also choose to upgrade your package to include all utility bills, laundry, cleaning and even a daily cooked meal for £1,065.99 per month, allowing you to live comfortably and independently, with everything taken care of.

Residents also enjoy use of the impressive on-site facilities including the wellness centre with gym, spa, sauna, steam room and swimming pool, along with beautifully maintained gardens, a buzzing activities calendar, and pet-friendly surroundings.

Exclusively for those aged 65 and over, Bishopstoke Park offers a peaceful yet vibrant setting where you can enjoy your retirement with the support you need — now or later.

Please note that this property is currently let so we are using library photographs for marketing.

### Key Facts

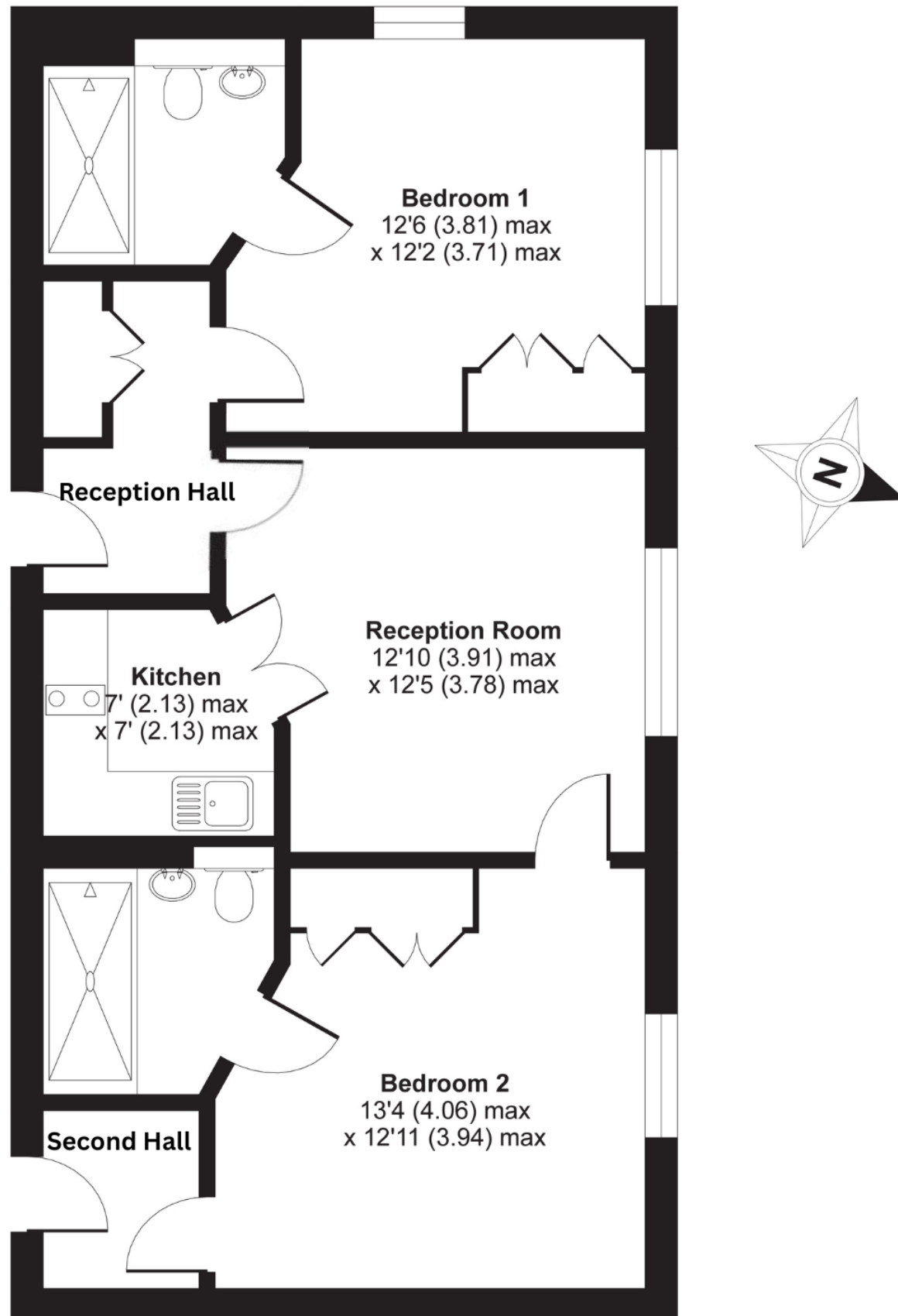
There is an age restriction at this development, at least one of the residents must be over 65 years of age. This property is Leasehold with 118 years left of the 125 year lease. We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term). The service charge 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. Residents parking is available.

### Directions

<https://what3words.com/bulb.sports.hits>

# 52 Garnier Drive, Eastleigh, SO50 6HE

APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT 66.9 SQ METRES



## FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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