



**Guide Price £210,000**

Leasehold

**43 Garnier Drive, Bishopstoke Park**

Eastleigh, Hampshire SO50 6HE



Quick View

|                                                                                  |                                  |                                                                                     |                    |
|----------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------|--------------------|
|  | 1 Bedroom                        |  | Not Applicable     |
|  | 1 Living room                    |  | 1 Shower Room      |
|  | Ground Floor Retirement Property |  | EPC Rating C       |
|  | Unallocated Residents Parking    |  | Council Tax Band B |

Reasons to View

- This is an Assisted/Retirement Living apartment, giving peace of mind to upgrade help and services should you need it.
- Ground floor location with westerly facing private patio area to enjoy the afternoon sun.
- Fabulous facilities on site include Antlers Restaurant and Bar, and Cottons Cafe and Convenience Store for all your day to day needs.
- There’s always something happening, from yoga classes to coffee mornings, book clubs to live music. Or simply relax and enjoy the peaceful surroundings - the choice is entirely yours.
- In easy reach of Eastleigh, Chandlers Ford and Winchester, Bishopstoke Park offers convenience as well as calm. Family and friends will love visiting - there’s even a guest suite for overnight stays.
- The helpful management team are on hand to assist and there is 24/7 support with Anchor on Call.

Description

Located on the ground floor overlooking the main courtyard this apartment has a westerly aspect and patio area where you can sit and soak up the afternoon sun watching the world go by. Looking across to the historic Mount building, which houses the Wellness Centre with pool & spa, you might be tempted to pop across and join in the aquarobics or pop upstairs to the hair/beauty salon. You can also walk under cover through to reception and enjoy some refreshments in the resident's restaurant, cafe and bar, there’s always something going on.

The hallway has a useful storage cupboard housing the meters, Anchor selects utilities centrally for the benefit of all residents and you'd receive a monthly statement showing your consumption for water, gas for the underfloor heating and electricity, to be paid by monthly direct debit.

The living room is west facing with double doors opening on to the patio area where you can keep a few pots. A glazed door opens to the compact kitchen which has integrated appliances including; washer/dryer, fridge with freezer compartment, combination oven and two ring induction hob.

The bedroom also enjoys a westerly aspect and has fitted wardrobes giving excellent storage with hanging rails and shelving. The shower room is situated off the bedroom and has fitted storage, a vanity wash basin, low level wc with concealed cistern and a walk in shower.

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.  
There is a deferred sinking fund contribution upon sale of 4% of the sale price.  
With the retirement living package the minimum requirement is one hour 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.  
\* Subject to change and in addition to service charges.

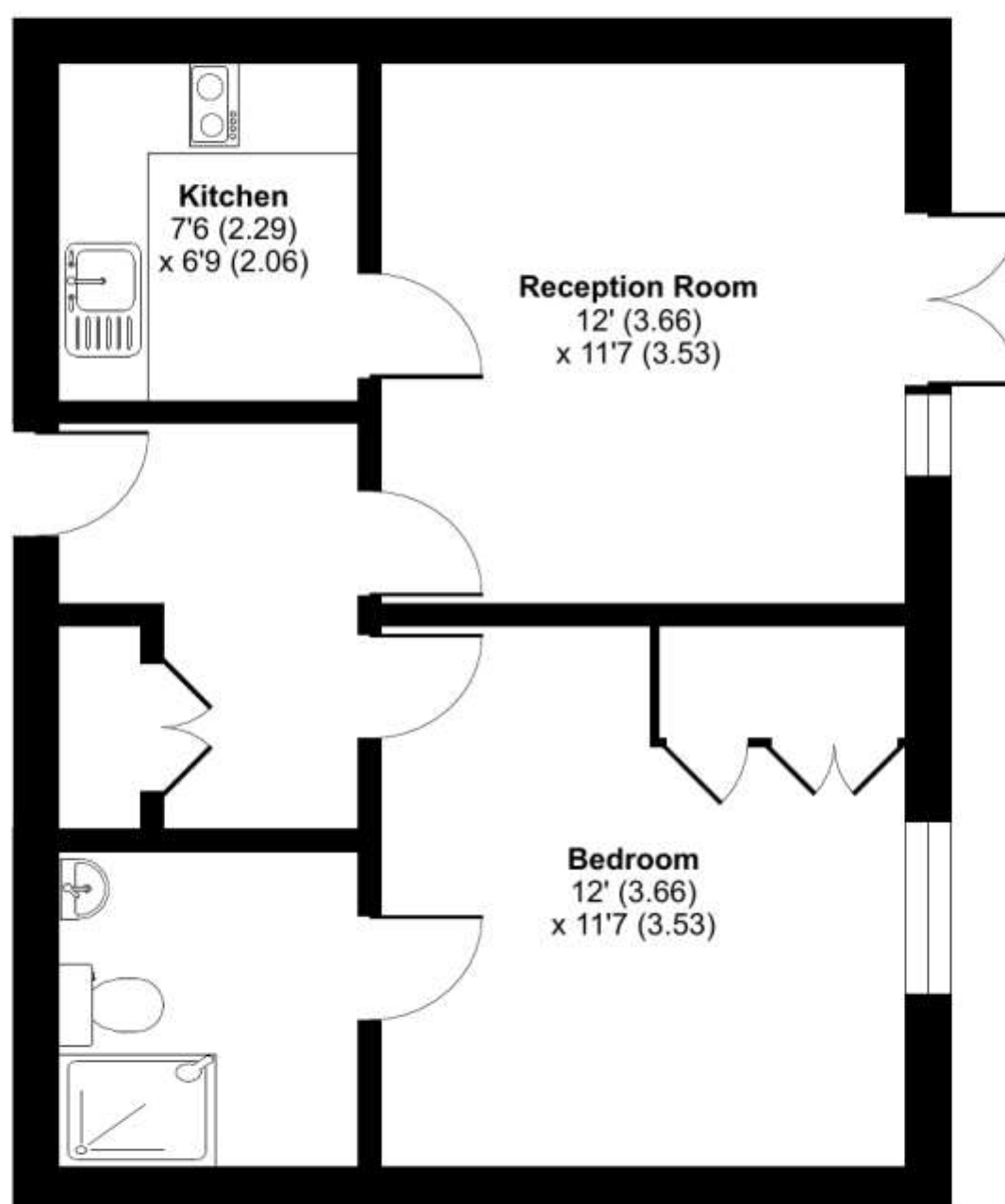
Directions

<https://what3words.com/squad.jelly.pies>

# Garnier Drive, Eastleigh, SO50

Approximate Area = 461 sq ft / 42.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Anchor. REF: 1215397

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