



**£199,950**  
Leasehold

**63 Garnier Drive, Bishopstoke Park**  
Bishopstoke, Eastleigh, Hampshire SO50 6HE



## Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating B



No Parking



Council Tax Band B

### Reasons to View

- Bright Southerly Aspect – Living room and bedroom both enjoy lovely south-facing light.
- Main Building Convenience – Just a short, covered walk to the restaurant, bar, wellness centre and village amenities.
- Attractive Outlook – Views across the entrance courtyard towards the historic 'The Mount' building.
- Flexible Assisted Living – Offered with Anchor's Assisted Living package (minimum one hour of housekeeping per week), with options to tailor support if needs change.
- Easy-Living Layout – Bedroom with built in wardrobes and an ensuite step free walk in shower.
- Neat, compact kitchen - Sat behind glazed doors so you can close it off when entertaining.

### Description

Set within the main building at Bishopstoke Park, 63 Garnier Drive offers light, convenience and an easy-to-manage footprint—ideal for those who want village life on the doorstep without the upkeep of outside space. From its first-floor position, the apartment looks over the entrance courtyard with a pleasant outlook to the architectural charm of The Mount.

The living room and bedroom are both southerly facing, giving the home a bright, welcoming feel throughout the day. A compact, well-planned kitchen includes a two-ring hob, combi-microwave, washer/dryer and fridge, and can be neatly closed off with glazed doors when you're not cooking.

The double bedroom features built-in wardrobes and an ensuite, step-free walk-in shower for ease of use. Additional storage is taken care of by a double cupboard in the hallway.

This apartment is offered with Anchor's flexible Assisted Living package, starting with a minimum of one hour's housekeeping per week (£24.60), with the option to increase services as required—ideal for planning ahead with confidence.

Bishopstoke Park is exclusively for those aged 65 and over, providing a sociable, pet-friendly setting with superb facilities including a restaurant and bar, wellness centre with pool, sauna, steam room and gym, hair salon, village shop, library and landscaped grounds.

**What the family have to say:** *'This is a light and airy one bedroom flat in the main block of the Bishopstoke retirement village. It was used by our Mother who loved it. Having become rather isolated before moving here, she enjoyed the balance the village offered between independent living and being able to enjoy the company of others. She would join her friends downstairs for lunch most days. There was as much support from staff as she needed. Living at Bishopstoke was a happy time.'*

**Please note:** 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.

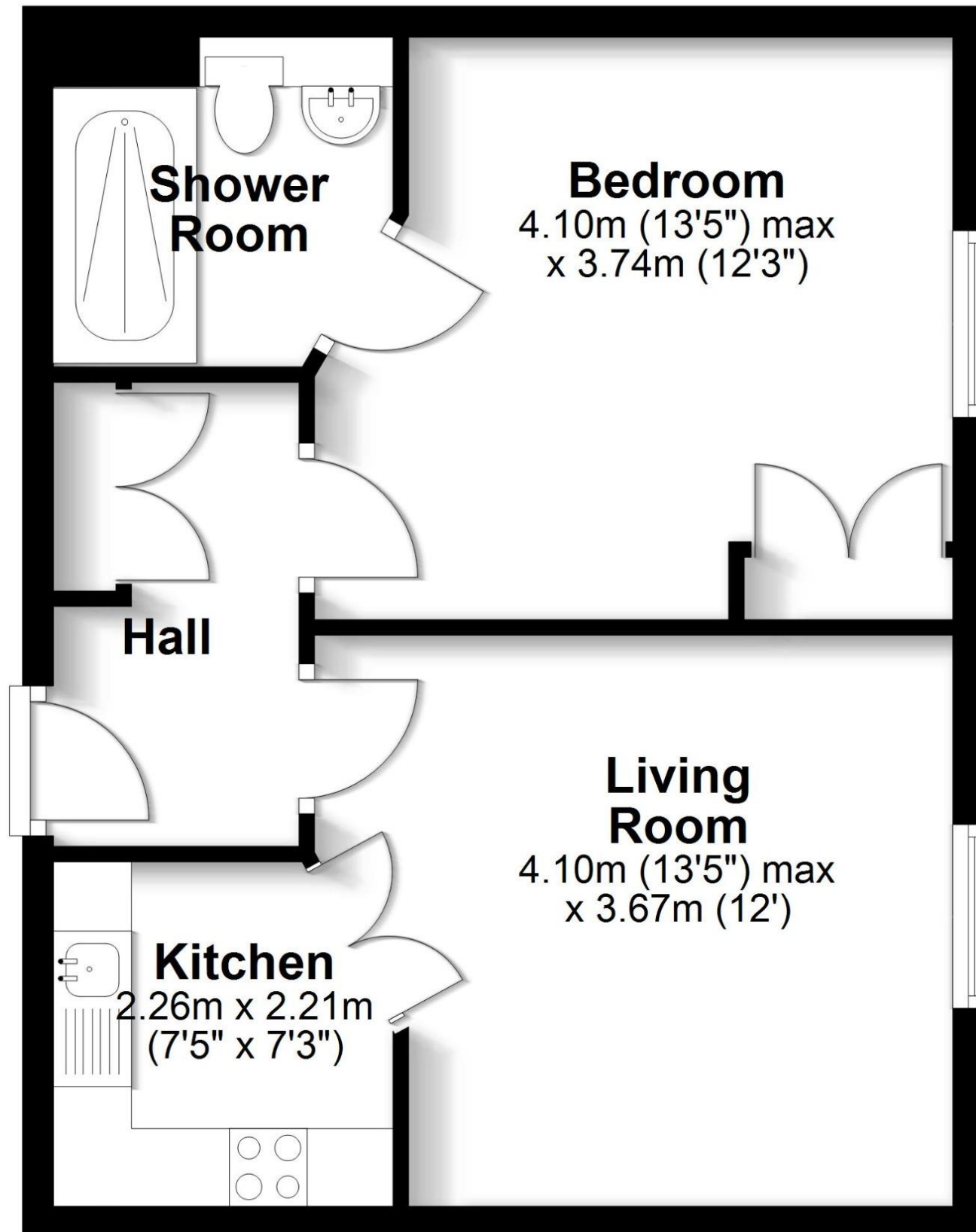
### Directions

<https://what3words.com/pack.speech.fishery>



# Floor Plan

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 43.4 sq. metres (466.8 sq. feet)

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