

£225,000
Leasehold

56 Garnier Drive, Bishopstoke Park

Eastleigh, Hampshire SO50 6HE





Quick View

1 Bedroom	None
1 Living Room	1 Bathroom
Retirement Property	EPC Rating C
Permit Parking	Council Tax Band B

Reasons to View

- Lift-served convenience – First-floor home in the main building, moments from village amenities.
- Two balconies – A small balcony off the living room plus a larger bedroom balcony overlooking the rear courtyard—room for a table and chairs.
- Lovely outlooks – Dual-aspect living room and a bright kitchen with a large window over the sensory gardens.
- Well-equipped kitchen – Integrated oven, microwave, fridge/freezer, washing machine, slimline dishwasher and induction hob.
- Great storage – Two double cupboards in the hall plus a dressing area with built-in wardrobes and an utilities/storage cupboard.
- Straightforward move – No forward chain (the seller has moved into a nursing home), helping to avoid delays.

Description

Perfectly placed in the main building at Bishopstoke Park and served by a lift, 56 Garnier Drive offers easy, low-maintenance living with the bonus of two balconies and lovely views. The welcoming hallway provides excellent everyday practicality with two double storage cupboards.

The dual-aspect living/dining room is bright and comfortable, opening to a small balcony ideal for a morning coffee. Glazed double doors lead to the kitchen, which feels especially airy thanks to a large window overlooking the sensory gardens. A full suite of integrated appliances includes an oven, microwave, fridge/freezer, washing machine, slimline dishwasher and induction hob—everything neatly to hand.

The bedroom features built-in wardrobes and a dressing area with an additional utilities/storage cupboard. There are double doors opening to a larger private balcony with space for a bistro table and chairs, offering an outlook over the rear courtyard—a lovely spot to sit out and see the comings and goings.

As part of Bishopstoke Park's welcoming community for the over 65s, residents can dip in and out of superb on-site amenities: restaurant and bar, wellness centre with pool, sauna, steam room and gym, hair salon, village shop, library and beautifully maintained grounds with woodland walks. Flexible care and housekeeping packages are available should your needs change over time.

Other Information

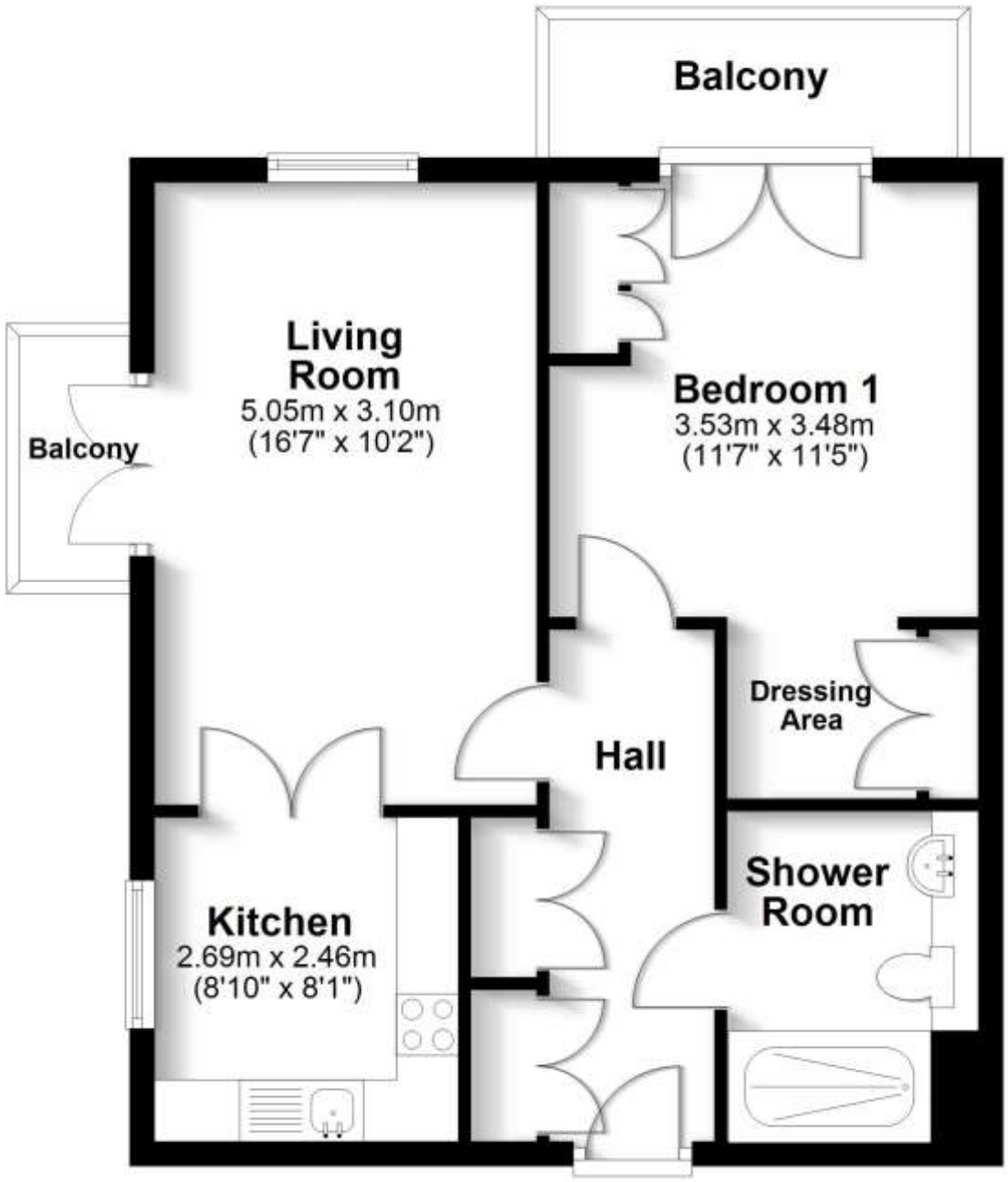
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2016 (approx. 115 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £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. 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. Parking permits are available.

Directions

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

First Floor Apartment

Approx. 52.1 sq. metres (561.2 sq. feet)



Total area: approx. 52.1 sq. metres (561.2 sq. feet)

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