



£185,000
Leasehold

64 Garnier Drive, Bishopstoke Park

Eastleigh, Southampton, Hampshire SO50 6HE



Quick View

	1 Bedroom		N/A
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating B
	Residents' Parking Available		Council Tax Band B

Reasons to View

- A wonderfully spacious one-bedroom apartment of approximately 621 sq ft, with particularly generous living and bedroom accommodation.
- Large south-facing windows fill both the living room and bedroom with natural light and enjoy an interesting outlook across the main courtyard towards Mount Wellness.
- Located on the first floor directly above the main reception, this is a particularly convenient position for accessing the facilities and services at the heart of Bishopstoke Park.
- Ideal for someone looking to embrace the Bishopstoke Park lifestyle, with Antler’s Restaurant, Cotton’s Café and a range of additional services all close at hand.
- The impressive bedroom measures over 18ft in length and benefits from fitted wardrobes, while the generous living room extends to over 20ft at its maximum.
- Choose between the Retirement Living package, just one hour of housekeeping each week, or the full Assisted Living package including meals, housekeeping, laundry, utilities and service charge.

Description

Positioned on the first floor above the main reception, 64 Garnier Drive enjoys an especially convenient location within the heart of Bishopstoke Park. Its elevated position also gives the apartment an interesting outlook across the main entrance courtyard towards the attractive Mount Wellness building. Stepping inside, the entrance hall has useful built-in storage and leads through to the principal rooms. One of the first things you notice about this apartment is just how generous the proportions are.

The living room measures approximately 20'5" at its maximum and provides plenty of space for both comfortable seating and a dining area. A large south-facing window allows plenty of natural light to flood into the room and looks across the courtyard, giving you something rather more interesting to look out on than a conventional apartment outlook. The adjoining kitchen is compact but neatly fitted with a good range of cream shaker-style cupboards and work surfaces together with an integrated oven and sink. It is important to note that the kitchen does not have a hob, freezer or washing machine, although there is nothing to prevent these being added..

The bedroom is another real surprise, measuring approximately 18'4" x 12'1". There is ample room for a large bed together with additional bedroom furniture, while fitted wardrobes provide excellent storage. Again, the large south-facing window keeps the room wonderfully bright. Completing the accommodation is a well-appointed shower room with a large level-access shower, WC, wash basin and useful fitted storage.

64 Garnier Drive is one of the apartments designated for **Retirement Living or Assisted Living**, giving residents the choice of two levels of support. The Retirement Living package currently provides one hour of housekeeping each week at **£24.60**. Alternatively, the Assisted Living package is currently **£1,065.99 per month** and includes a two-course meal each day, one hour of housekeeping each week, one bag of laundry each week, all utilities and the apartment's service charge. For somebody who would rather spend their time enjoying the surroundings and facilities than cooking, cleaning and doing laundry, this apartment starts to make a great deal of sense.

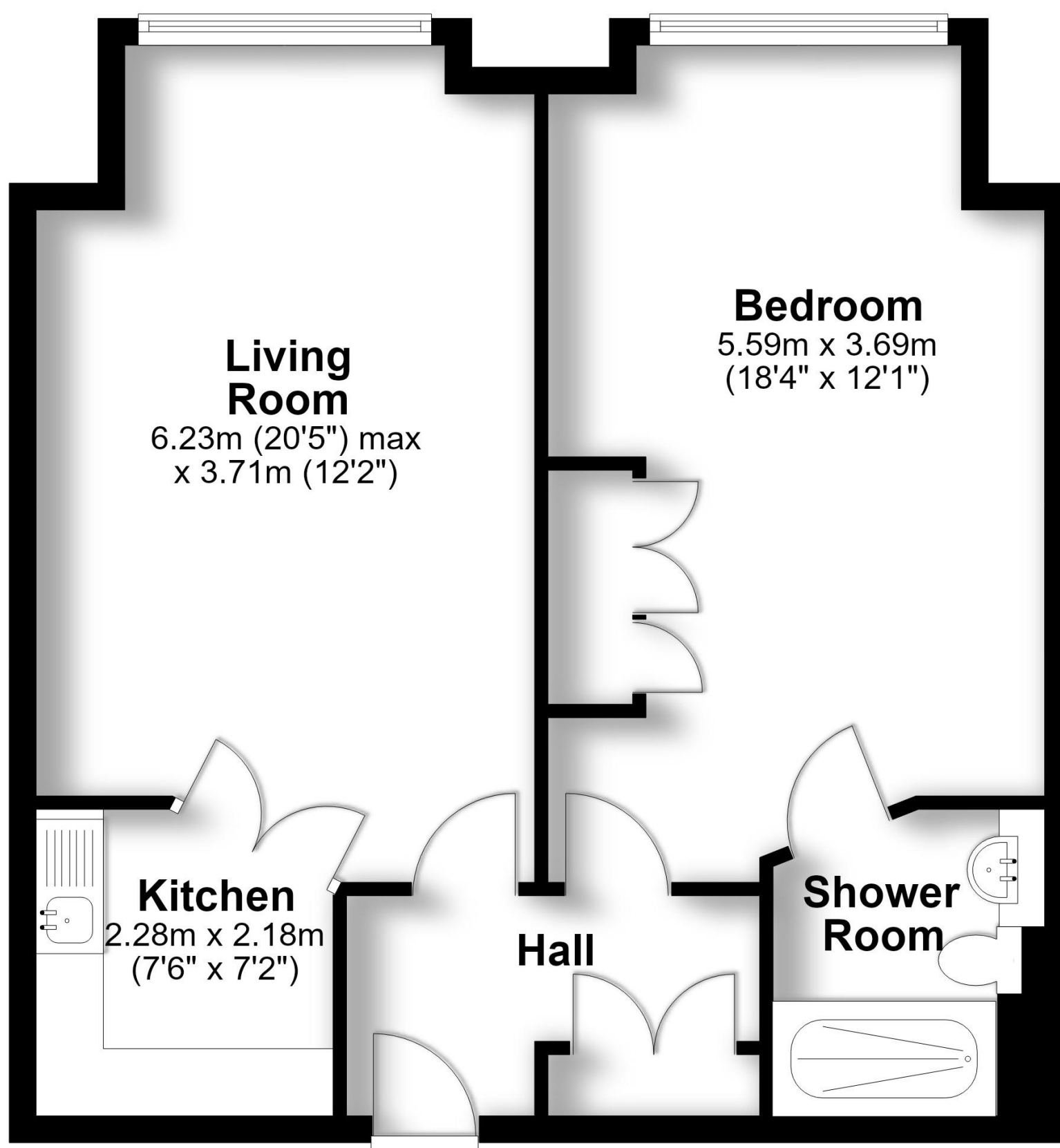
Bishopstoke Park itself offers an exceptional range of facilities designed to make day-to-day life both easy and enjoyable, including Antler’s Restaurant and Bar, Cotton’s Café, the Mount Wellness Centre with swimming pool and gym, hair salon, library, landscaped grounds and woodland walks.

Directions

<https://what3words.com/excuse.item.above>

First Floor

Approx. 57.7 sq. metres (621.0 sq. feet)



Total area: approx. 57.7 sq. metres (621.0 sq. feet)

Further 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. 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.

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.

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