



34 Garnier Drive, Eastleigh - SO50 6HE  
£275,000

WHITE & GUARD

# 34 Garnier Drive

Eastleigh, Eastleigh

## INTRODUCTION

Nestled within the elegant and award-winning Bishopstoke Park development, this beautifully presented one-bedroom ground floor apartment offers a rare opportunity to enjoy refined retirement living in a truly exceptional setting. Located within the main building – the heart of the village – this residence combines effortless convenience with timeless style, placing you mere footsteps from a wealth of premium amenities including the on-site restaurant, hair salon, village shop and the exclusive wellness centre.

## LOCATION

Set alongside the picturesque River Itchen and within walking distance of the scenic Stoke Park Woods, the location offers the perfect balance of rural charm and urban accessibility. Eastleigh's bustling town centre and mainline railway station are close by, with excellent transport links to Southampton, Portsmouth, Winchester, Chichester, Guildford and London – making it easy to stay connected with family, friends and the wider region.

- EASTLEIGH COUNCIL BAND B
- EPC RATING C
- LEASEHOLD
- EXCLUSIVELY AVAILABLE TO THOSE AGED 65 AND OVER
- NO FORWARD CHAIN
- ONE BEDROOM GROUND FLOOR APARTMENT
- LOUNGE DINING ROOM
- MODERN KITCHEN
- ON SITE RESTAURANT
- PRIVATE ENCLOSED PATIO





## INSIDE

From the moment you step inside, the apartment exudes a sense of calm and sophistication. A central hallway provides access to all rooms, creating a natural flow throughout the home. The generously proportioned double bedroom is fitted with bespoke furniture, offering ample storage while maintaining a clean, uncluttered aesthetic. Directly opposite, the contemporary shower room is thoughtfully designed with a double walk-in shower, sleek wash basin and low-level WC — blending practicality with modern elegance. The dual-aspect lounge and dining area is a standout feature, bathed in natural light and offering a welcoming space for both relaxation and entertaining. French doors open onto a private, enclosed patio — a tranquil retreat where you can enjoy morning coffee, afternoon reading or evening drinks in peaceful surroundings. The adjoining kitchen is a model of understated luxury, fitted with cream shaker-style cabinetry, complementary worktops and a full suite of integrated appliances, ensuring both style and functionality.

Beyond the apartment, Bishopstoke Park offers a lifestyle that is second to none. The wellness centre is a sanctuary of health and wellbeing, featuring a fully equipped gym, spa, sauna, steam room and swimming pool — all exclusively available to residents. Beautifully landscaped gardens and a lively social calendar foster a strong sense of community, while the pet-friendly ethos ensures that every member of the household feels welcome.

Exclusively available to those aged 65 and over, Bishopstoke Park is more than just a place to live — it's a place to thrive. Residents benefit from Anchor's Assisted Living Package, starting at just £23.10 per week for housekeeping services. For those seeking a fully inclusive lifestyle, a comprehensive package is available at £1,029.54 per month, covering utilities, laundry, cleaning and a freshly prepared daily meal — allowing you to enjoy independent living with complete peace of mind.



**SERVICES:**

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76Mbps download speed. This is based on information provided by Openreach.

Lease Term: 125 years from January 1, 2015, with 114 years remaining. The annual ground rent is advised at £500.00, doubling every 25 years throughout the term. Utilities are centrally managed by Anchor for the residents' collective advantage. Residents receive a monthly statement detailing their metered water, heating, and electricity consumption, payable via monthly direct debit. Upon the sale of the property, a deferred sinking fund contribution of 4% of the sale price is applicable

**ANTI-MONEY LAUNDERING REGULATIONS**

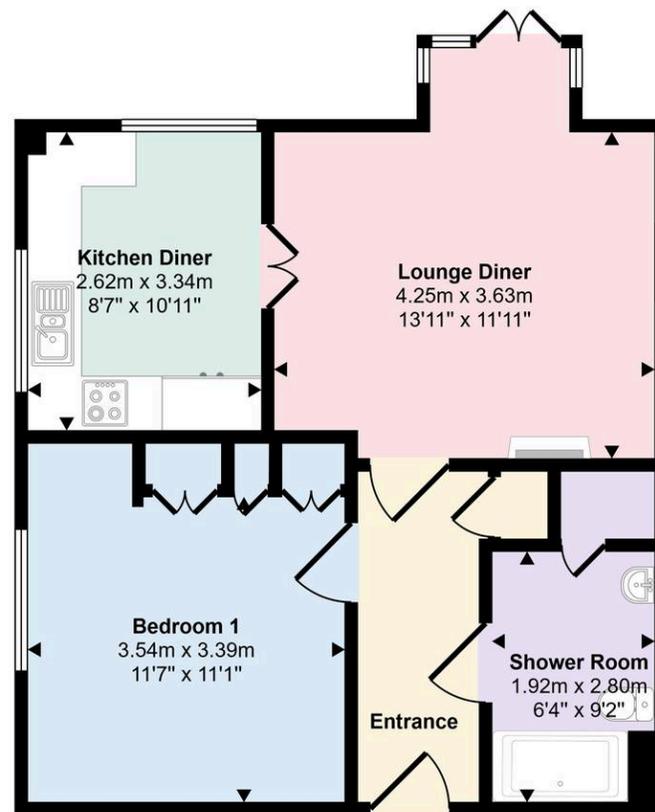
**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

**DISCLAIMER**

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

**Approx Gross Internal Area  
55 sq m / 587 sq ft**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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