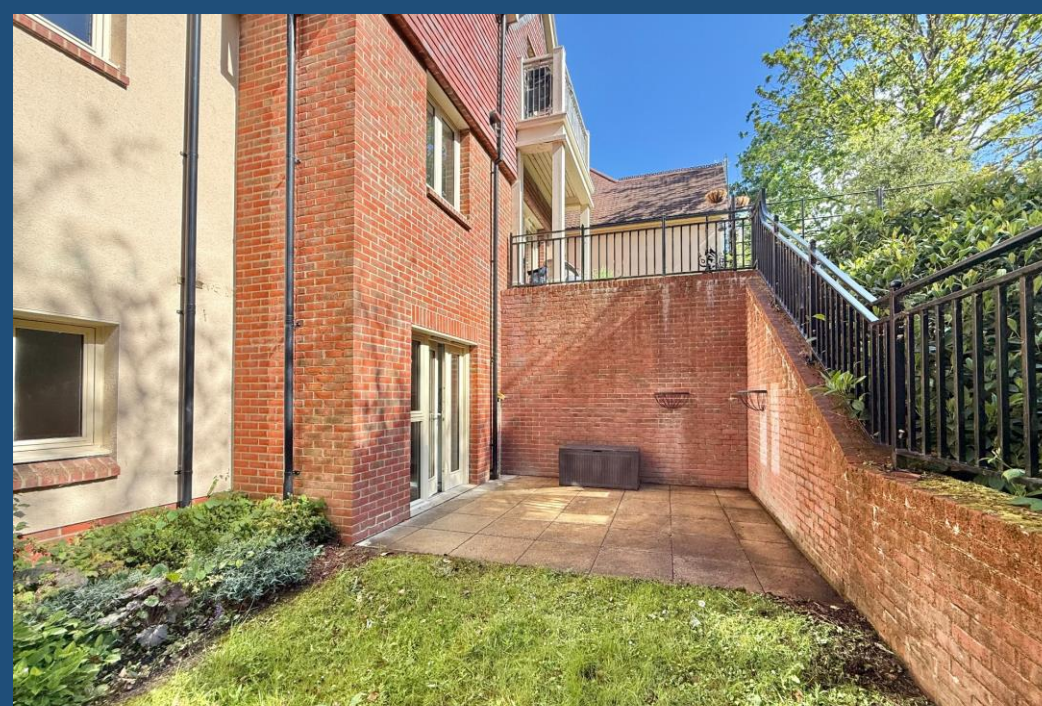




**£600,000**  
Leasehold

**7 Gilman Court, Bishopstoke Park**  
Eastleigh, SO50 6JA



## Quick View



2 Bedrooms



Patio



1 Living Room



2 Bathrooms



Retirement Property



EPC Rating B



Unallocated Residents' Parking



Council Tax Band D

### Reasons to View

- A spacious ground floor apartment within Bishopstoke Park, offering two double bedrooms, two bathrooms and a generous 18'6" square living room.
- Its own private front door gives the apartment a more independent feel, without the need to enter via communal hallways.
- The east-facing courtyard patio leads directly from the kitchen/breakfast room and feels like your own private garden, but without the maintenance.
- The kitchen/breakfast room is stylishly practical, with grey units, space for a table and chairs, and integrated appliances for a sleek look.
- The bedroom accommodation feels nicely tucked away, with an inner hallway separating the bedrooms and bathrooms from the main living space.
- It has the feel of a bungalow, with the benefits of apartment living, all set within the popular Bishopstoke Park retirement village.

### Description

Located within Bishopstoke Park Retirement Village, 7 Gilman Court is a generously proportioned two-bedroom ground floor apartment with a lovely sense of independence. With its own front door, private courtyard patio and spacious layout, this home feels rather more like a bungalow than a flat, while still enjoying all the benefits of village life close at hand.

The private front door opens into an entrance hall, with a door leading through to the impressive living room. Measuring approximately 18'7" (5.66m) square, this is a wonderfully spacious room with plenty of flexibility for both seating and dining furniture if required. An electric feature fireplace creates a natural focal point, while additional daylight lighting has been fitted to enhance the room. Glazed double doors open through to the kitchen/breakfast room, giving the layout a pleasant flow.

The kitchen/breakfast room is a real highlight of the apartment. Fitted with grey units and a good range of integrated appliances, including a fridge/freezer, full-size dishwasher, washer/dryer, oven, microwave and induction hob, it is both stylish and practical. There is also room for a table and chairs, making it ideal for casual dining.

From the kitchen, a door leads out to the east-facing courtyard patio. With brick walling on two sides and access onto the communal gardens, it offers the feel of having your own private garden, but without the upkeep. It is a lovely spot for a morning coffee, a few pots and planters, or simply enjoying some fresh air.

From the living room, a door leads into an inner hallway, where the bedrooms and bathroom are located. This gives the sleeping accommodation a more private feel, set away from the main living space. There is also a useful storage cupboard housing the meters and heating system. Bedroom two is a comfortable double room with fitted wardrobes, making it ideal for guests, hobbies or use as a study. The main bedroom is particularly well served for storage, with a whole wall of built-in wardrobes, and also benefits from its own en-suite with step-free shower. For those who prefer a soak in the tub, the main bathroom is fitted with a bath and shower over, tiled surrounds and non-slip tiled flooring.

Overall, this is a spacious and thoughtfully arranged apartment with a rare combination of independence, outside space and with easy access to the facilities and community at Bishopstoke Park. Residents have access to the Antlers Restaurant and bar, wellness centre with indoor pool, gym, spa pool, sauna and steam room, as well as a library, lounges and landscaped grounds. There is also a busy programme of clubs, activities and social events, giving residents the opportunity to join in as much — or as little — as they choose.

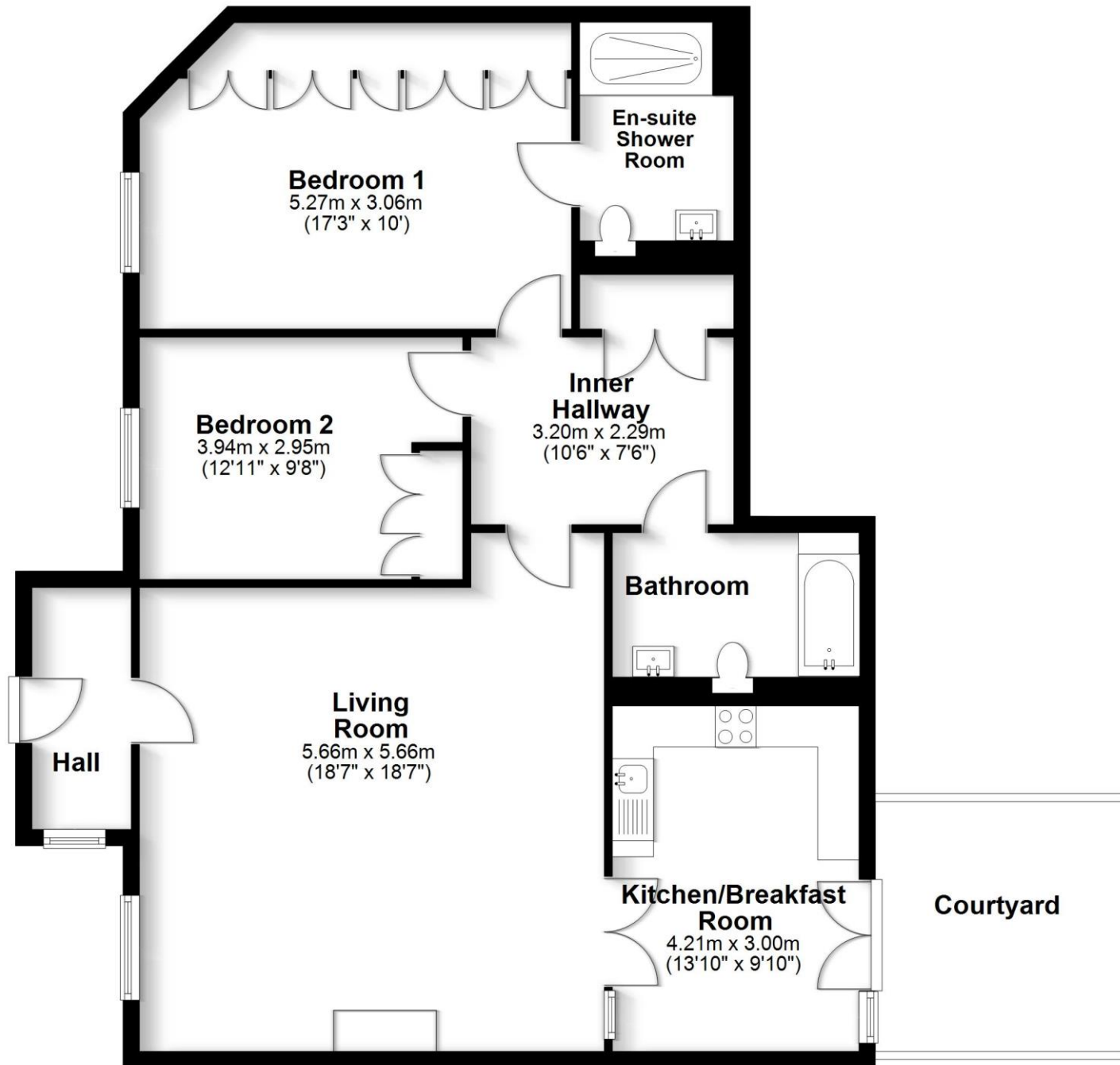
### Other Information:

There is an age restriction at this development, at least one of the residents must be over 65 years of age. The lease is for 125 years from 1st Jan 2017. 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. There is residents parking available subject to one car per apartment.

**Directions:** <https://what3words.com/lime.order.fact>

## Ground Floor

Approx. 103.7 sq. metres (1116.0 sq. feet)  
(excluding Courtyard)



Total area: approx. 103.7 sq. metres (1116.0 sq. feet)

### 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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