

71 Garnier Drive, Bishopstoke Park, Eastleigh, SO50 6HE

PRICE GUIDE: £406,000 Leasehold No Forward Chain



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Situated in the heart of the exclusive Bishopstoke Park retirement village is this spacious top floor apartment that's fitted with an array of high quality fixtures and fittings throughout. The impressive internal accommodation briefly comprises of an entrance hall, 24'10 lounge/dining room with balconies, high specification kitchen with Miele appliances, two bedrooms with built-in wardrobes, and a well appointed en-suite and shower room. The property is positioned within the village's main complex and benefits from lift access. All amenities are easily accessible, including the restaurant and bar, wellness centre with swimming pool, sauna and gym, hair salon, village shop, library and much more as well as sprawling immaculately kept communal grounds. Further local shops and amenities in Bishopstoke and Eastleigh are also within easy reach including excellent commuter links into Southampton and Winchester. Internal viewing is strongly advised in order to fully appreciate the size and quality of the accommodation on offer.

ENVIABLE TOP FLOOR POSITION * SPACIOUS WELL PLANNED ACCOMODATION

WELCOMING ENTRANCE HALL * 24'10 LOUNGE/DINING ROOM * TWO BALCONIES

MODERN HIGH-SPECIFICATION KITCHEN * TWO BEDROOMS WITH FITTED STORAGE

EN-SUITE * SHOWER ROOM * ALLOCATED PARKING

UNDERFLOOR HEATING * PANEL STYLE DOORS * SPOTLIGHTS

ENTRANCE HALL: With electric front door closure and storage/utility cupboard

LOUNGE/DINING ROOM: 24'10 x 18'8 max (7.57 x 5.69) Feature stone fireplace, rear elevation windows and doors to two balconies and door glazed doors to;

KITCHEN: 11'0 x 9'4 (3.37 x 2.85) Laid to wood effect flooring and very well fitted with a range of contemporary wood coloured base-level and wall-mounted units to incorporate a stainless steel sink inset in Granite work surfaces. Built-in Miele appliances include a high-level double oven, four-ring induction hob with concealed extractor over, slim-line dishwasher, washer-dryer and an up-right fridge-freezer.



BEDROOM 1: 18'7 x 13'0 (5.67 x 3.98) Built in three-door wardrobe with hanging rails and shelving, rear elevation window and door to;

EN-SUITE: 7'4 x 5'2 (2.25 x 1.59) A largely tiled wet room well appointed with a matching white suite of walk-in shower area, back-to-wall w.c and wash hand basin with mirror over and inset in a sizable fitted wood coloured combination cupboard unit. Shaver point and extractor.

BEDROOM 2: 11'10 x 11'8 (3.60 x 3.57) Built in three-door wardrobe with hanging rails and shelving and rear elevation window.

SHOWER ROOM: 9'0 x 5'6 (2.75 x 1.68) Mostly tiled and well appointed with a matching white-suite of flush to floor level walk-in shower enclosure, back-to-wall w.c and wash hand basin with mirror over inset inset in a sizable fitted wood coloured combination cupboard unit. Shaver point and extractor.

OUTSIDE: The apartment is located on the top floor of the village's main comple, meaning amenities are quickly and easily accessible, including the restaurant and bar, wellness centre with swimming pool, sauna and gym, hair salon, village shop, library and much more as well as meandering and immaculately kept communal grounds. Their is allocated and visitor parking.

COUNCIL TAX BAND: D (currently £2,324.09 pa) Eastleigh Borough Council

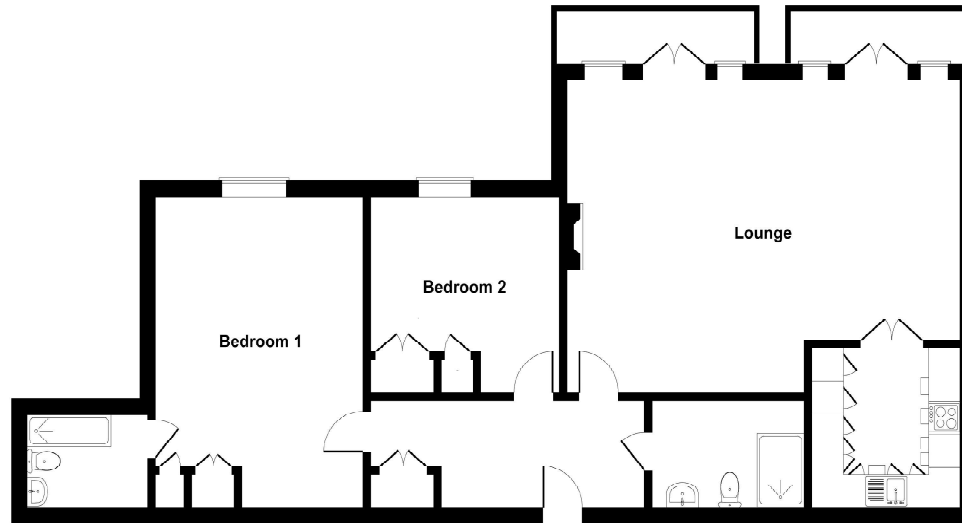
LEASE DETAILS: Residue of 125 years from 2015. There is an age restriction at this development, at least one of the owners must be over 65. We understand that the annual ground rent is £500.00 per annum (doubling on each successive 25 years of the term.). The service charge is £749.20 paid monthly (01/04/2026 to 31/03/2027). 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.

These details were taken by George Mead from whom any further information can be obtained.

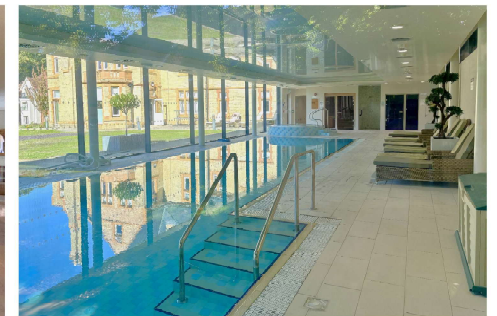
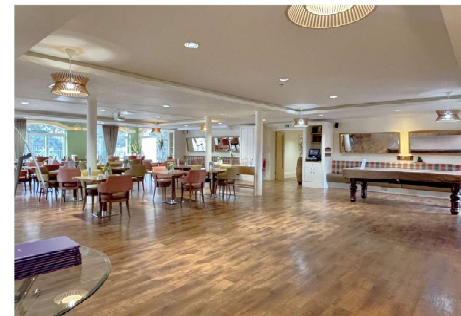


71 Garnier Drive

Approximate Gross Internal Area
1152 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

These particulars are produced in good faith for information only and general description and are not to be relied upon as a statement for representation and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements herein. They do not form part of any contract. All properties are offered subject to contract and availability and on the understanding that all negotiations are conducted through Messrs Alexander Keen. No person in Alexander Keen's employment has authority to make or give any warranty or representation whatever in relation to the property.

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