

An aerial photograph of the Bishopstoke Park Retirement Village. The image shows a large, multi-story building complex with multiple wings and gabled roofs, surrounded by lush greenery and trees. A large, open grassy area is visible in the foreground, and a parking lot with several cars is situated near the buildings. The overall scene is peaceful and well-maintained.

**Robinson  
Reade**

# Welcome to **Bishopstoke Park** Retirement Village

Set within 32 acres of landscaped grounds and woodland, Bishopstoke Park is a luxury retirement village exclusively for those aged 65 and over. It blends independent living with the reassurance of support if and when it's needed, and a superb line-up of amenities:

- Antlers Restaurant and Bar
- The Mount Wellness Centre with pool, spa, sauna and gym
- On-site hair salon, village shop and cafe
- Library and resident lounge areas
- Woodland walks and communal gardens

Pets are welcome, and there's a full calendar of activities for those who enjoy a sociable lifestyle. Care and housekeeping packages are available to suit evolving needs.

**Bishopstoke Park Retirement Village, 1 Garnier Drive, Eastleigh, SO50 6HE**

# Key Facts

All properties are Leasehold with an original term of 125 years.

Ground Rent: £500 per year, to be reviewed every 25 years

The Service Charge for the current financial year 25/26 is £749.37 pcm (£172.93 pw), to be reviewed annually and updated from 1st April each year

The main elements of the service charge include:

- The Management Team
- Location based employees
- 24-hour emergency response service (Anchorcall)
- Communal Areas Electricity, Gas and Water
- Maintenance of Gardens and Grounds including Gardening contracts
- External window cleaning
- Insurance, Maintenance and Repair contracts
- The Village Transport

Deferred Sinking Fund: 4% on sale

Age Criteria: Sole occupiers or at least one partner in a couple must be 65 or over

Further information about Bishopstoke Park

## The Management Team

The local manager is responsible for the day to day running of the location and all its amenities. They ensure that all aspects of the location are constantly monitored and that the well-being of all homeowners is maintained.

## 24-Hour On-call Response

Your apartment is equipped with an emergency call system which will result in an on-call member of the team coming directly to your assistance, in an emergency. If no-one can attend immediately (e.g. because they are attending another call) calls are directed to Anchorcall (Anchor's 24-hour emergency support centre).

## Gardens & grounds

There are places to relax and unwind in the communal grounds. Anchor employ a gardening team to maintain them and look after all the paths and walkways.

## Service and maintenance of equipment

Anchor may from time to time need to access the apartments to service and maintain equipment belonging to Anchor (as defined in the lease) or to inspect, via already installed access panels, pipe runs or flues which serve the entire building. Access will be arranged with resident.

## Social Activities & Events

Bishopstoke Park offers a wide range of social and educational activities, with facilities on your doorstep allowing you to do as much or as little as you please. For example, depending on demand, there may be exercise classes, computer tutorials, a bridge club, quizzes or film shows. Some events are covered by the service charge; for some others there may be a small charge. Ask for a copy of this month's activities schedule.

## Car parking

There are no car parking spaces allocated to individual apartments within the village. However, you may be offered a permit to park a car in the Village, subject to a space being available. The permit allows you to park a car registered to yourself at your address. Permits are renewable every 12 months and may be subject to a fee on renewal.



**Join our Facebook Group for residents of  
Bishopstoke Park Retirement Village**



Scan the code with your phone's camera  
or search Facebook for  
"Life at Bishopstoke Park"



## Contact Us

To arrange a viewing or request more details about the available properties, please get in touch with the Robinson Reade team.

Scan for further details



 Robinson Reade Estate Agents  
 01489 579009  
 [parkgate@robinsonreade.co.uk](mailto:parkgate@robinsonreade.co.uk)  
 [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)

