


**£375,000**

**Leasehold**

# 57 Garnier Drive, Bishopstoke Park

## Eastleigh,  SO50 6HE





## Quick View

2 Bedrooms

1 Living Room

Retirement Property

Unallocated Residents' Parking

Not Applicable

1 Bathroom

EPC Rating C

Council Tax Band C

**Reasons to View**

- East-facing balcony accessed from the living room, offering a pleasant spot to enjoy the morning sunshine and views across the village courtyard.
- Generous main bedroom with a separate walk-in wardrobe/dressing room providing excellent storage.
- Two bedrooms, with the second offering flexibility as a guest bedroom, dining room or study.
- Jack and Jill shower room accessible from both the main bedroom and hallway, with a spacious walk-in shower and fitted storage.
- Separate fitted kitchen with integrated appliances, complemented by a well-proportioned living room with feature fireplace and French doors onto the balcony.
- The Bishopstoke Park lifestyle, with access to an impressive range of facilities including a swimming pool, gym, restaurant, café and beautifully maintained grounds.
- No forward chain

**Description**

Situated on the first floor of the main building at Bishopstoke Park, this two-bedroom retirement apartment offers approximately 664 sq. ft. of accommodation, including a generous main bedroom, excellent storage and an east-facing balcony overlooking the rear village courtyard.

The entrance hall has two useful storage cupboards and leads to all the principal rooms. The living room has space for both lounge and dining furniture, with a feature fireplace and French doors opening onto the balcony, a lovely spot to enjoy the morning sunshine with a coffee. Double doors lead into the separate kitchen, fitted with cream Shaker-style units and integrated appliances including an oven, microwave, hob, fridge/freezer, dishwasher and washer/dryer.

The spacious main bedroom benefits from an adjoining walk-in wardrobe/dressing room with fitted hanging rails and shelving. The second bedroom, currently used as a dining room, could equally accommodate guests or provide a study or hobby room. The Jack and Jill shower room is accessible from both the hallway and main bedroom and features a level-access shower with glazed screen, grab rails and fold-down seat, together with a WC, wash basin, heated towel rail and fitted storage.

There is unallocated resident's parking available and two EV charge points in the courtyard in front of reception.

**Life at Bishopstoke Park**

Bishopstoke Park is an established retirement village, offering independent living within attractive landscaped grounds and an excellent range of facilities. At the heart of the village is The Mount, with Antlers Bar and Restaurant, Cotton's Deli, and library. There is a grand piano and a billiards table. The state-of-the-art wellness centre includes the spa with swimming pool, gym, sauna and steam room. There are on-site facilities for hairdressing, beauty treatments, chiropody and physiotherapy. Residents can enjoy woodland walks, maintained gardens, and a varied programme of social activities. A 24-hour AnchorCall emergency response system provides additional peace of mind.

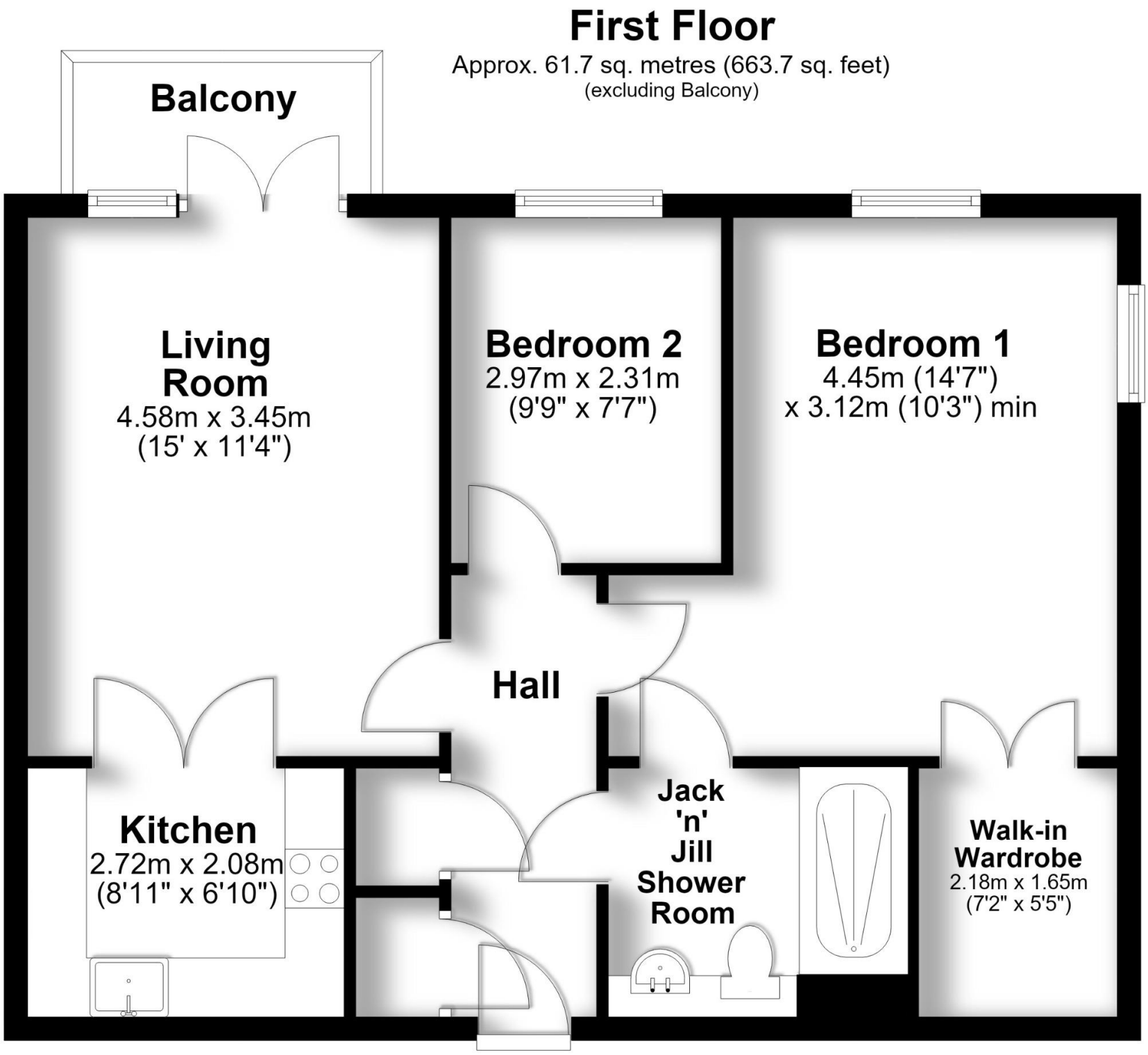
**Other Information**

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 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. Residents' parking is available.

**Directions**

https://what3words.com/remit.caked.refuse

Bishopstoke Park, Eastleigh




Total area: approx. 61.7 sq. metres (663.7 sq. feet)

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We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £36 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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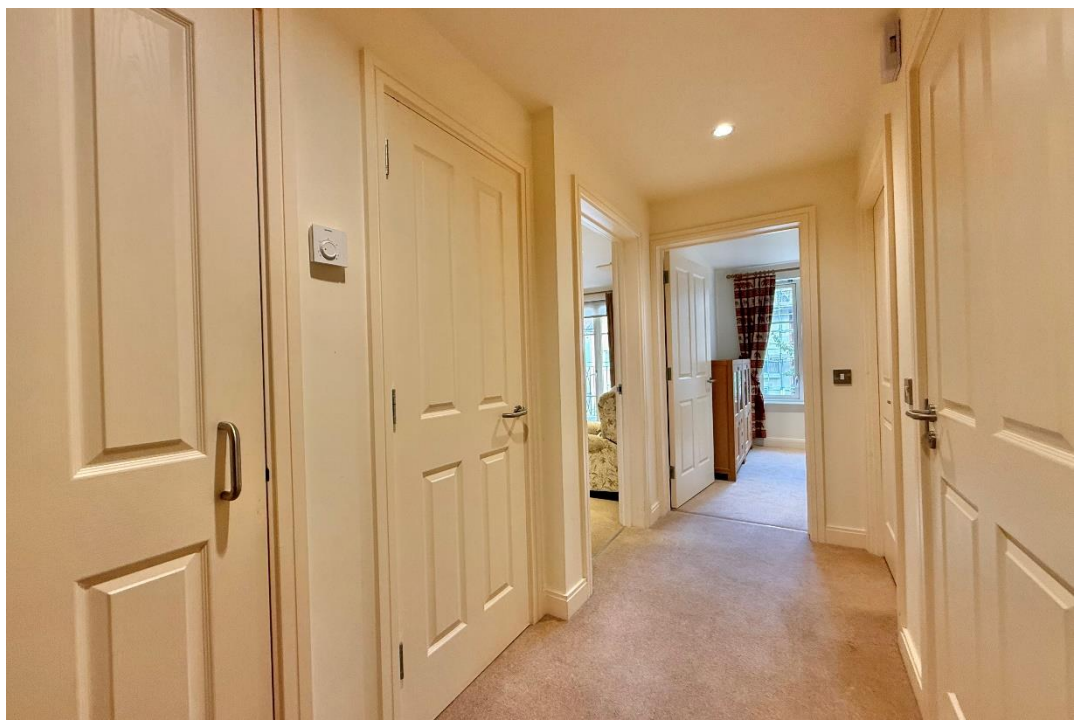













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