



£215,000
Leasehold

30 Garnier Drive, Bishopstoke Park

Eastleigh, Hampshire SO50 6HE



Quick View

	1 Bedroom		N/A
	1 Living Room		1 bathroom
	Retirement Property		EPC Rating TBC
	Residents' Parking		Council Tax Band A

Reasons to View

- Ground-floor position, just a few steps from Antlers Restaurant and the heart of village life.
- Compact but well-equipped kitchen with dishwasher, fridge/freezer, two ring induction hob, combi-microwave and washer/dryer built in.
- Anchor’s 24-hour call service ensures help is always available at the touch of a button.
- Underfloor heating throughout the apartment will keep you cosy and warm, with individual room thermostats making it easy to control.
- Why not invite the family over at the weekend, Antlers Restaurant offer a great Sunday Lunch.
- This Assisted/Retirement Living apartment offers the flexibility to access additional help and services should your needs change in the future.

Description

If you would like to be close to the heart of village life, 30 Garnier Drive is ideally positioned just along the hall from the main restaurant and social areas. Talks on Tuesdays, Whist on Wednesdays and the monthly quiz night are all within easy reach, while the Wellness Centre offers a swimming pool, spa, sauna, steam room and a programme of organised fitness classes, including chair aerobics.

The entrance hall includes a useful storage cupboard housing the meters. Utilities are supplied through Anchor and billed monthly, while individually controlled underfloor heating provides warmth and comfort throughout the apartment.

Measuring more than 5 metres (17 feet) in length, the spacious living room has a feature electric fire and double doors opening onto a balcony overlooking the rear gardens. A glazed door separates the kitchen from the living space, helping to contain cooking aromas while still allowing light to flow through.

The fitted kitchen provides plenty of cupboard space and includes an integrated dishwasher, fridge/freezer, washer/dryer, combination oven and two-ring induction hob with an extractor hood above.

The generous bedroom has fitted five-door wardrobes giving plenty of storage space. The adjoining shower room includes a step-free shower, vanity wash basin and w.c. with fitted storage cupboards.

Freshly presented with new carpets throughout, this well-positioned apartment is ready for its new owner to move straight in and begin enjoying everything Bishopstoke Park has to offer.

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 £749.37 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.

With the retirement living package the minimum requirement is one hour cleaning a week, at a cost of £24.60*. Should you wish to upgrade an Assisted living package includes all utilities, a daily 2 course meal of lunch in the restaurant, 1 hour of housekeeping per week and 1 bag of laundry per week, at a cost of £1065.99* per month for 1 person. * Subject to change and in addition to service charges.

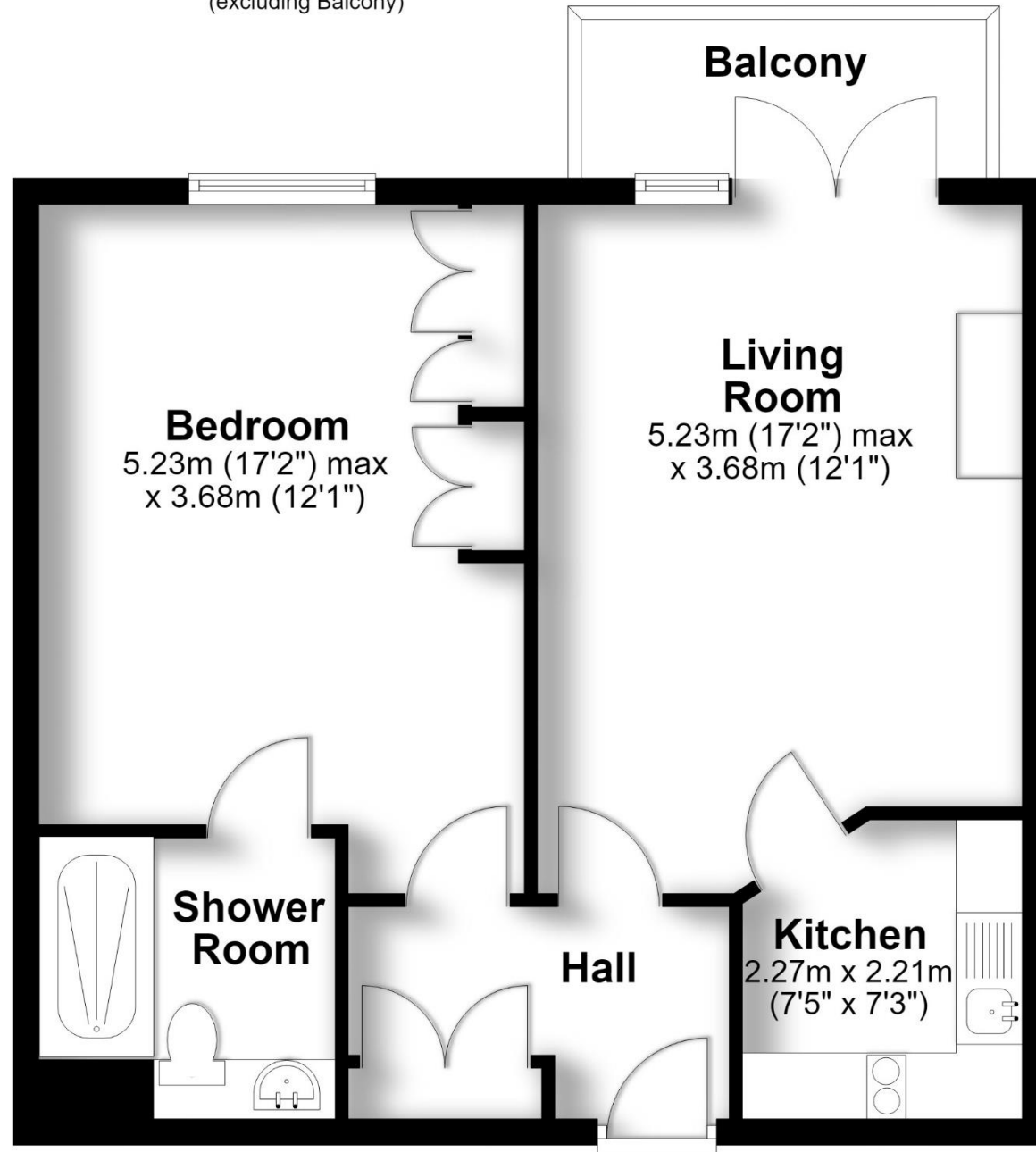
Directions

<https://what3words.com/caves.oldest.dips>

30 Garnier Drive, Bishopstoke Park

Ground Floor

Approx. 51.8 sq. metres (557.5 sq. feet)
(excluding Balcony)

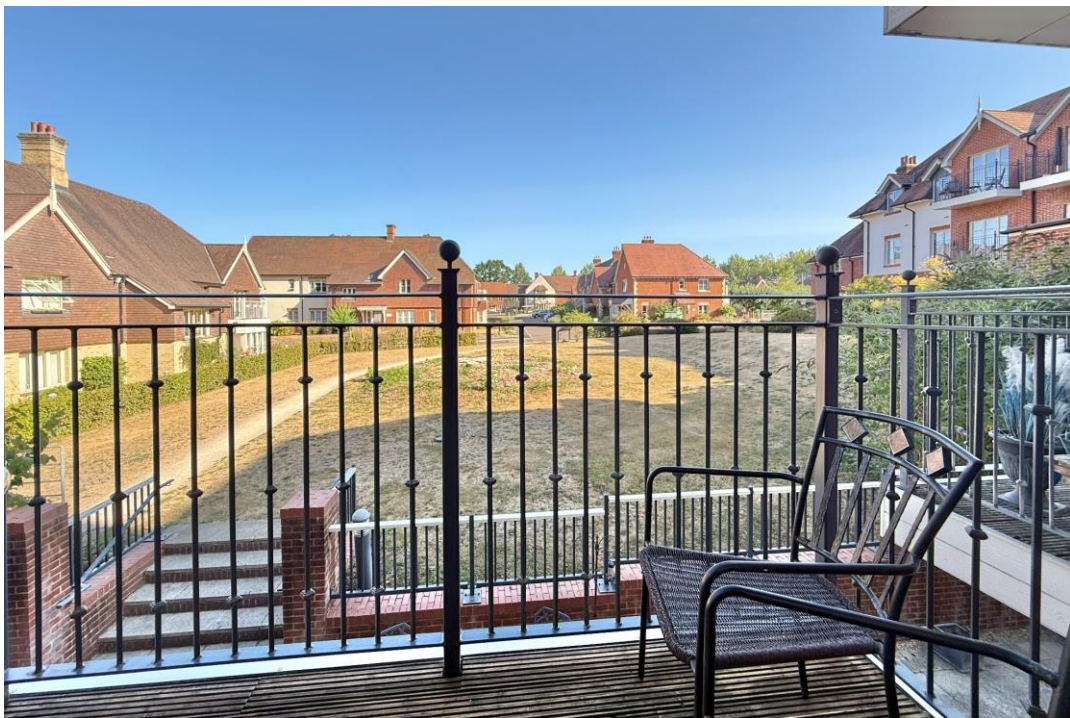


Total area: approx. 51.8 sq. metres (557.5 sq. feet)

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