




**£500,000**  
Leasehold

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



## Quick View

	2 Bedrooms		No
	1 Living Room		2 Bathrooms
	Retirement Property		EPC Rating B
	Permit Parking		Council Tax Band D

### Reasons to View

- Own front door – Private entrance into a spacious hallway for an easy, bungalow-style feel.
- Private patio – Door from the living room to your own outside space for morning coffee or container gardening.
- Two generous doubles – Comfortable bedrooms; perfect for guests, hobbies or a quiet study corner.
- Two bathrooms – Large walk-in windowed shower room plus a separate bathroom if you fancy a soak.
- Entertainer's layout – Glazed double doors to a fitted kitchen with integrated appliances; ideal for open-plan flow when hosting.
- Handy location – A short walk to the main building's facilities and close to Orchard Gardens care home for visiting or future support.

### Description

Enjoy the ease of ground-floor living and the comfort of your own front door at 5 Gilman Court, a spacious two-bedroom apartment in the heart of Bishopstoke Park's over-65s community. The welcoming hallway sets the tone with room for furniture and everyday essentials.

The living room is a generous, square-shaped space with a door to the private patio—perfect for a sunny sit-out or a few favourite pots. Glazed double doors open into the well-fitted kitchen, complete with integrated appliances (including fridge/freezer, oven, microwave, dishwasher and washer/dryer) so everything is neat and within reach.

Both bedrooms are good-sized doubles. One enjoys a large en-suite-style walk-in shower room with a window for natural light, while a separate bathroom offers a relaxing alternative for an evening soak. The arrangement works brilliantly for guests, giving privacy and flexibility.

Positioned a short stroll from the main building, you're close to the village's standout amenities—restaurant and bar, wellness centre with pool, sauna, steam room and gym, hair salon, village shop, library and beautifully kept grounds. Orchard Gardens, the on-site care home, is also nearby for visiting loved ones, and flexible care/housekeeping packages are available if your needs change over time.

A comfortable, well-located home with private outside space and a practical layout—ideal for enjoying the Bishopstoke Park lifestyle.

### Other Information

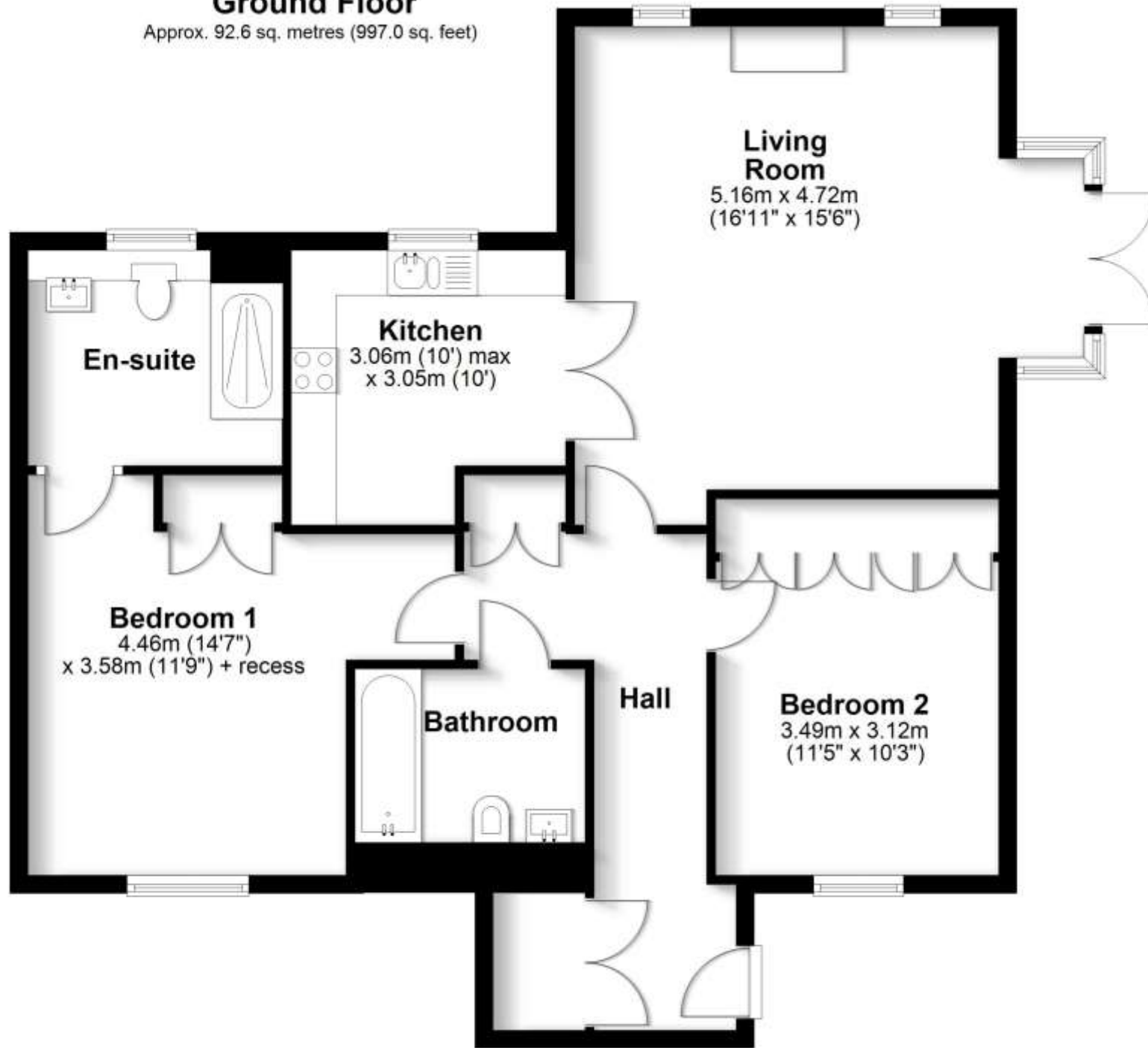
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2017 (approx. 117 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £690.44 per month for the financial year 01/04/25– 31/03/26. 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. Parking permits are available.

### Directions

<https://what3words.com/best.shares.couple>

## Ground Floor

Approx. 92.6 sq. metres (997.0 sq. feet)



Total area: approx. 92.6 sq. metres (997.0 sq. feet)

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