



**£245,000**  
Leasehold

**22 Spence Close, Bishopstoke Park**  
Eastleigh, Hampshire SO50 6JB



## Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating B



Permit Parking



Council Tax Band

### Reasons to View

- A second-floor apartment with lift access, ideal for independent living with all the reassurance of being in Bishopstoke Park.
- The west-facing balcony enjoys afternoon and evening sun, with a pleasant outlook over trees — and fields visible in winter.
- The dual aspect living room feels light and spacious, with double doors to the balcony and glazed doors opening onto the kitchen.
- The kitchen is smartly fitted with integrated appliances and even has its own window, keeping the space bright and practical.
- A generous double bedroom comes with a wall of built-in wardrobes and access to the Jack & Jill shower room, which also opens from the hall for guests.
- The shower room features a step-free walk-in shower and a high-level window for both light and ventilation.

### Description

From the L-shaped entrance hall, you'll find two double storage cupboards, perfect for coats, shoes, and day-to-day essentials.

The bedroom is a comfortable double with built-in wardrobes, and the adjoining Jack & Jill shower room includes a step-free shower enclosure and fitted vanity unit. A high-level window fills the room with natural light and can be opened for ventilation.

The living room is a welcoming space, dual aspect with double doors leading out to the west-facing balcony, making the most of the evening sun. Glazed double doors connect through to the kitchen, which is well-fitted with integrated appliances and has a window to keep the space airy and bright.

Spence Close sits on the edge of the Bishopstoke Park retirement village, enjoying a quieter position while still being part of this vibrant community for the over 65s. Residents have access to first-class facilities including a swimming pool, spa, gym, restaurant, bar, library, and landscaped grounds. For those who want to join in, there's a wide programme of activities and events — and for those who like to travel, the apartment offers a secure, easy-to-manage base that can be locked up and left with confidence.

**Offered with no forward chain, this is a wonderful opportunity for someone seeking independence with the option of community on the doorstep.**

### Key Facts:

This is a chain-free resale, letters of administration have been granted.

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 £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. 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.

### Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017.

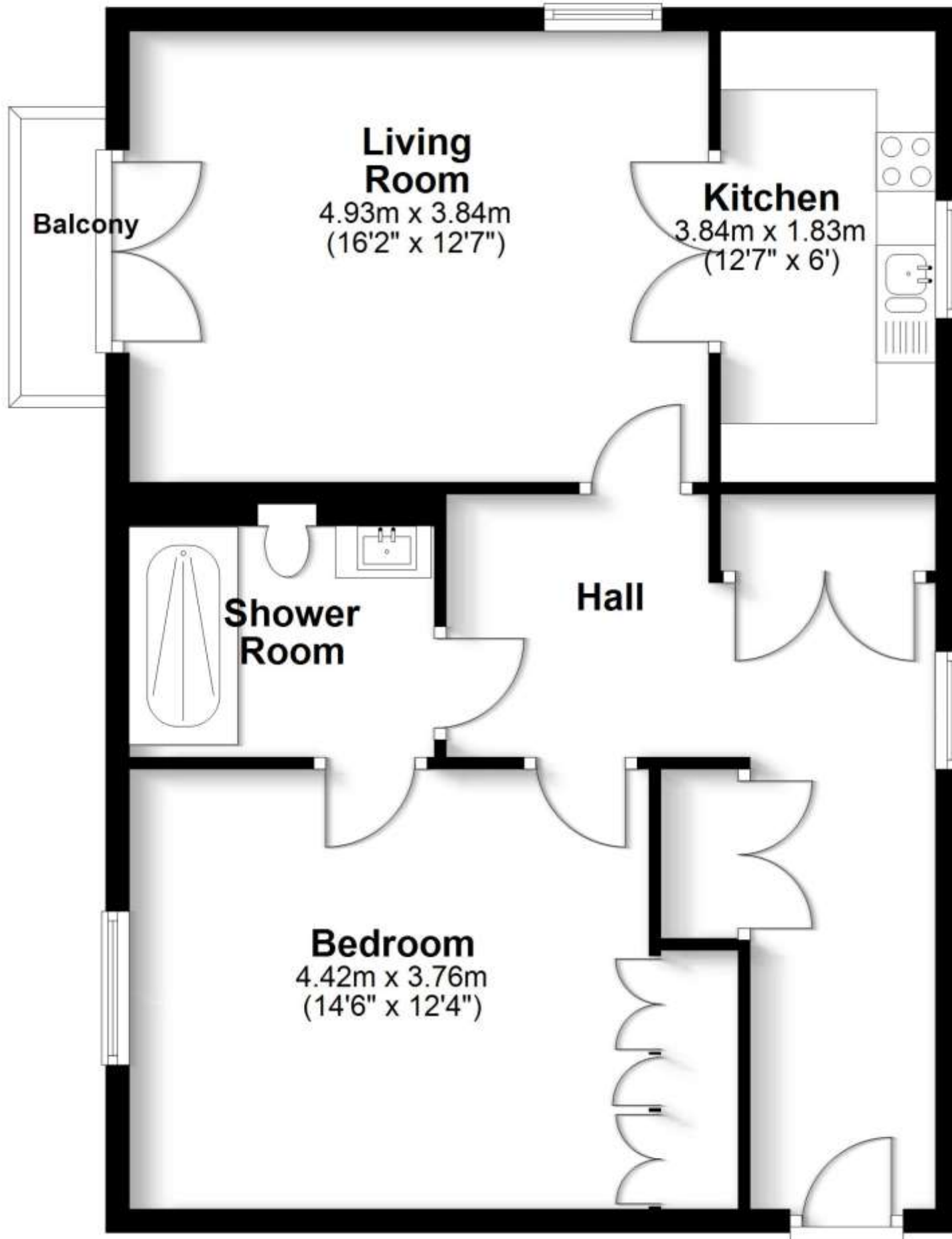
We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

### Directions

<https://what3words.com/save.wonderfully.draw>

# Floor Plan

Approx. 68.7 sq. metres (739.7 sq. feet)



Total area: approx. 68.7 sq. metres (739.7 sq. feet)

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