



**£245,000**  
Leasehold

**12 Walter Lane, Bishopstoke Park**  
Eastleigh, Hampshire SO50 6HD



## Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating B



No Parking



Council Tax Band C

## Reasons to View

- Exclusively for over 65's Bishopstoke Park offers Luxury Apartments designed for independent living.
- Enjoy the beautifully landscaped and well-maintained gardens with scenic pathways that lead through Woodland, perfect for walking the dog.
- Comfort of having on site care and support services, if needed, ensuring you of peace of mind for now or in the future.
- The facilities include a Swimming Pool, Spa and Gymnasium so there are endless opportunities for recreation.
- Save on the washing up and invite the family and friends to join you and dine in the onsite restaurant.
- Southampton airport is just 3 miles away and the port of Southampton, with its Cruise terminal, is 12 miles away. Perfect location for frequent travellers or cruise enthusiasts.

## Description

This brand new, first-floor, one-bedroom apartment offers modern luxury and convenience in every detail. Accessed via a lift, the apartment features tastefully fitted carpets and handmade curtains, with views overlooking the charming courtyard. The spacious hallway includes a large storage cupboard, perfect for coats, shoes, and suitcases. A service cupboard houses the boiler for the underfloor heating system.

The hallway leads into the sitting room with patio doors opening to the south-facing balcony. A feature fireplace, with a marble-effect surround, adds warmth to this comfortable living space. Double fold-back doors connect the lounge to a well-fitted, modern kitchen equipped with integrated appliances, including a 50/50 fridge and freezer, washing machine/dryer, dishwasher, fan-assisted oven, induction hob with pull-out extractor fan, and built-in microwave. The stylish range of wall and base units ensures ample storage. The master bedroom has built-in wardrobes offering hanging space and shelving. The fully tiled, ensuite bathroom features a walk-in shower and provides convenient access through Jack and Jill doors back to the hallway.

Bishopstoke Park is a remarkable community offering a lifestyle that allows you to enjoy your retirement in comfort and peace of mind. With an organic ethos, you can dip in and out of the excellent facilities on offer. Surrounded by a community of like-minded people, you'll feel right at home and wonder why you didn't make this move years ago!

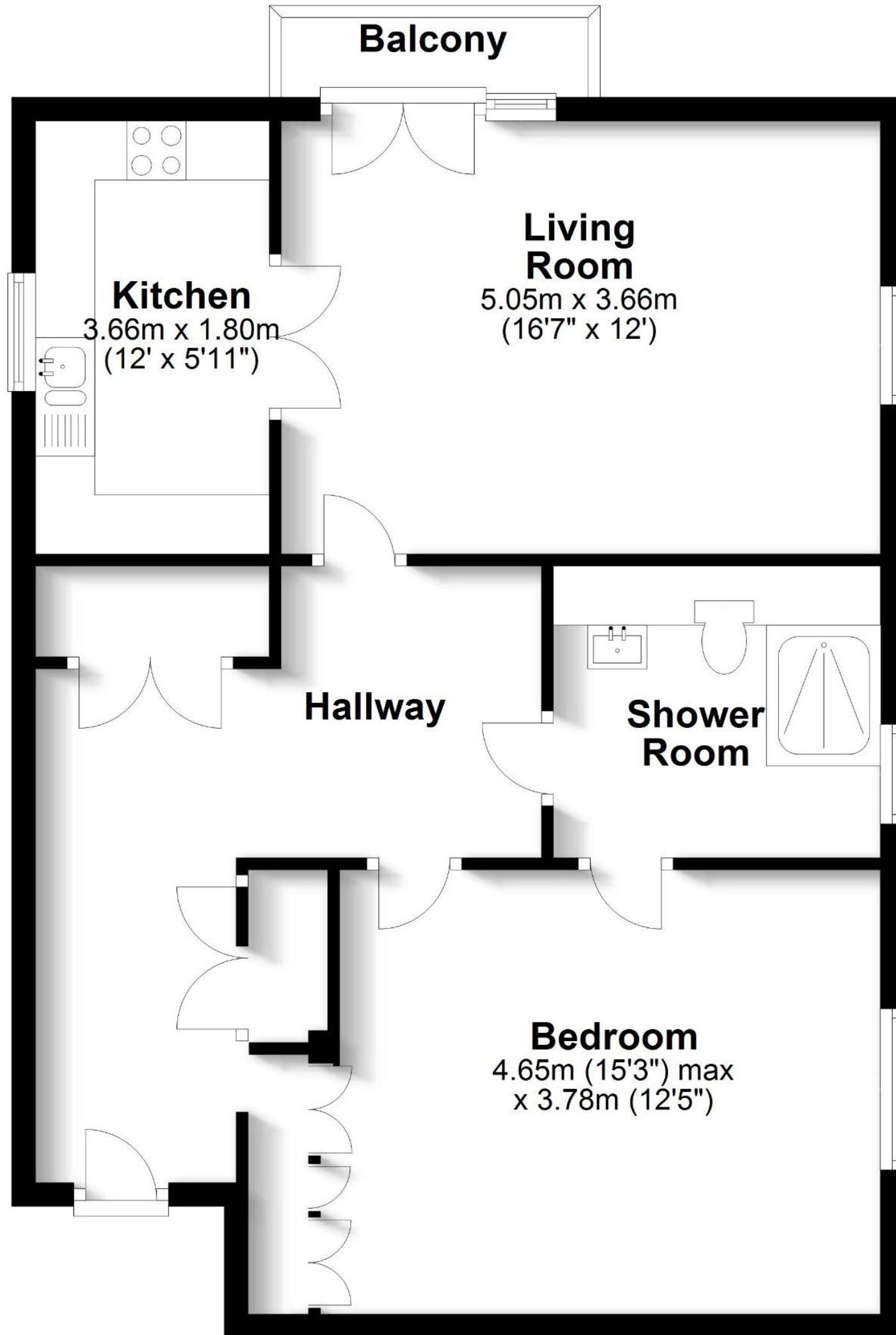
## Other Information

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 £749.37 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/tree.test.famous>

# Floor Plan

Approx. 69.1 sq. metres (743.8 sq. feet)



Total area: approx. 69.1 sq. metres (743.8 sq. feet)

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