



£410,000



Leasehold

22 Garnier Drive, Bishopstoke Park

Eastleigh, SO50 6HE



Quick View

| | | | |
|---|---------------------------------|---|--------------------|
|  | 2 Bedrooms |  | None |
|  | 1 Living Room |  | 2 Bathrooms |
|  | Ground Floor Flat |  | EPC Rating B |
|  | Permit Parking May be Available |  | Council Tax Band C |

Reasons to View

- Two Large Double Bedrooms – Both with en-suite shower rooms thoughtfully designed with accessibility in mind.
- Flexible Second Room with Patio Access – A versatile space that could be used as a bedroom, dining room, study or hobby room, with door opening directly onto a private patio.
- Stylish Cream Shaker-Style Kitchen – Fully equipped with integrated Neff oven, microwave, induction hob, fridge freezer, dishwasher, and washer/dryer.
- Pet-Friendly with Woodland Walks Nearby – Ground floor position with direct access outside, ideal for dog or cat owners.
- First-Class Facilities on Your Doorstep – Wellness centre with pool, gym, sauna, steam room and spa, plus hairdresser, shop, restaurant and bar.
- A Vibrant and Supportive Community – Enjoy the peace of mind and independence of village life with optional activities and a sociable atmosphere.

Description

Perfectly positioned at the end of the building next to the tranquil woodland walk, this ground floor garden apartment in Bishopstoke Park offers comfortable, flexible living in one of Hampshire's most sought-after retirement villages.

The apartment features two spacious double bedrooms, each with an en-suite shower room designed with mobility in mind. One of the bedrooms has full length windows and a door leading to a private patio – ideal for enjoying your morning coffee, tending to pots, or giving your pet easy outdoor access. This room could also serve as a dedicated study, formal dining room or creative space, depending on your needs.

The living room is light and welcoming with a feature fireplace for cosy nights in. Double doors lead into the adjoining kitchen which is both elegant and functional. Finished in a timeless cream shaker style, it includes quality integrated appliances – Neff electric oven & induction hob, fridge/freezer, dishwasher, and washer/dryer – giving you everything you need, with nothing to add.

Bishopstoke Park is exclusively for those aged 65 and over and is designed with your long-term future in mind. Whether you're fully independent now or planning ahead, the village offers peace of mind with tailored support and care available should your needs change. From friendly help with day-to-day living to full residential care through the on-site care home, there's a seamless pathway of support available if and when it's needed.

This lovely apartment benefits from the wider amenities of Bishopstoke Park: a wellness centre complete with pool, spa, sauna, steam room and gym; a friendly on-site hairdresser and shop; plus a stylish restaurant and bar. There's also a programme of regular activities for those who want to stay social and engaged, all set within beautifully maintained grounds.

This is a wonderful opportunity to enjoy independent living with the reassurance of a well-supported, pet-friendly environment – the perfect place to call home for today and tomorrow.

Other Information

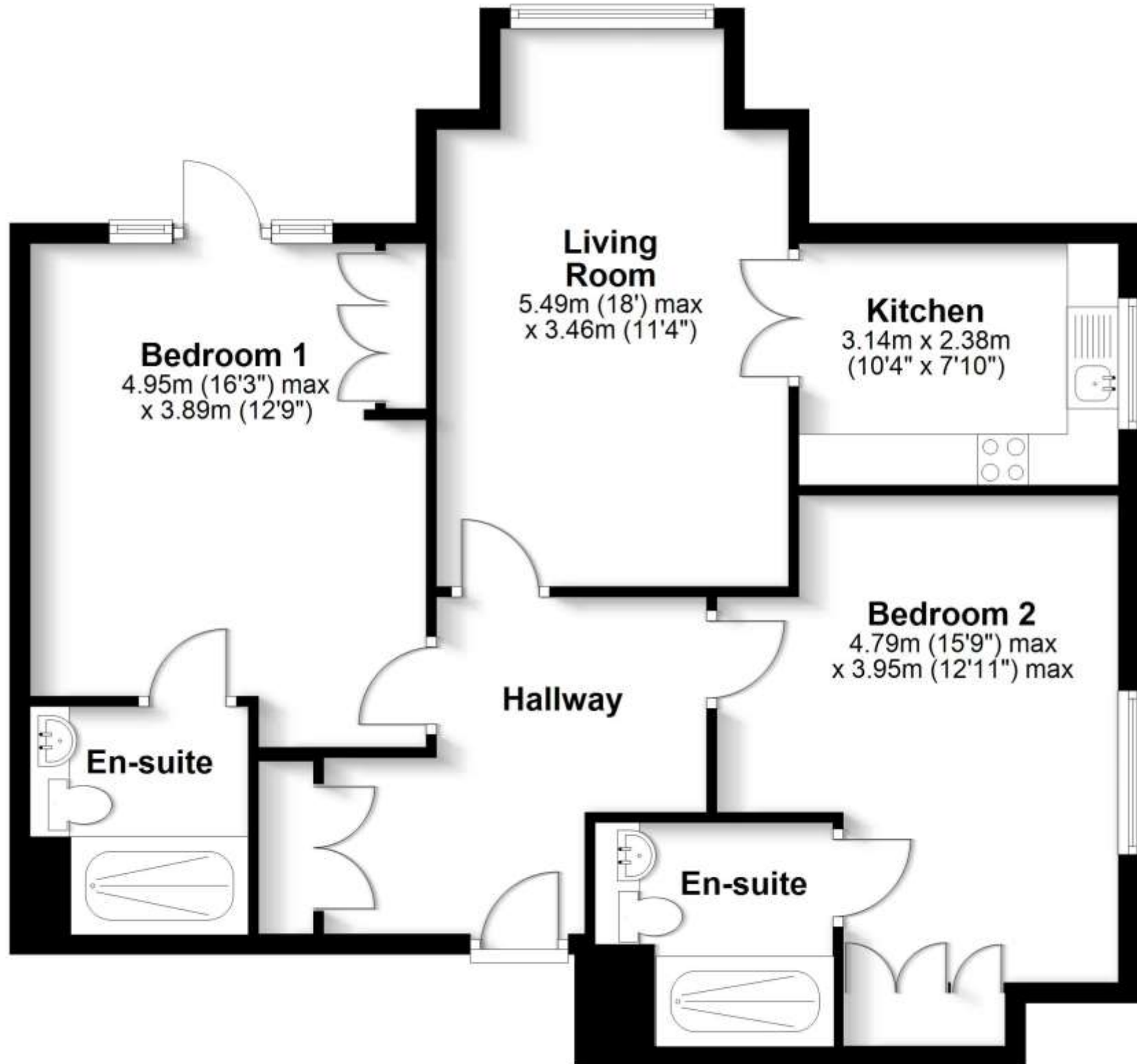
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2015 (approx. 115 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is £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/cook.paused.doing>

Garden Floor

Approx. 83.6 sq. metres (899.9 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
Email us parkgate@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast