



£325,000
Leasehold

33 Garnier Drive, Bishopstoke Park

Eastleigh, SO50 6HE



Quick View

	2 Bedrooms		Not Applicable
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating TBC
	Residential Parking		Council Tax Band C

Reasons to View

- Live right at the heart of Bishopstoke Park – being on the ground floor in the main building means the restaurant, deli, Wellness Centre and social activities are all wonderfully convenient.
- The 19ft living room gives you proper space to relax and entertain, with room for both comfortable seating and a dining table.
- Make the most of the afternoon and evening sun on the west-facing terrace, a lovely spot to sit out and enjoy the surroundings.
- The main bedroom is a lovely size, with dual-aspect windows and its own walk-in wardrobe.
- The Jack and Jill shower room is really practical, with access from both the main bedroom and the hallway for visiting guests.
- Bedroom two gives you useful flexibility – ideal as a guest room, home office, hobby room or somewhere for family to stay.

Description

If being close to the heart of village life is important, 33 Garnier Drive has a great position on the ground floor within the main building at Bishopstoke Park, putting the restaurant, deli, Wellness Centre and communal facilities all within easy reach.

Step inside and the hallway provides useful storage before leading through to the main living accommodation. The living room is a really good size, extending to around 19ft in length, with plenty of room to create separate sitting and dining areas. A feature fireplace gives the room a focal point. French doors at the far end of the living room open onto the west-facing terrace, enclosed by wrought iron railings and overlooking the grounds. It’s a lovely place to sit out and make the most of the afternoon and evening sun.

Glazed double doors connect the living room with the kitchen, so it can be kept separate when you are cooking without closing it off completely. The kitchen is fitted with a good range of units and integrated appliances, keeping everything neat and uncluttered.

The main bedroom is particularly generous, with windows on two sides bringing in plenty of natural light, as well as a walk-in wardrobe providing excellent storage. The Jack and Jill shower room can be accessed from both the bedroom and hallway, making it practical for both everyday use and visiting guests.

Bedroom two works well as an occasional guest room, study or hobby space, giving you that valuable extra room without having to maintain a larger property than you need.

With approximately 66sq m of accommodation, plus the enclosed west-facing terrace, 33 Garnier Drive offers a very manageable home in a wonderfully convenient position within Bishopstoke Park.

Other Information

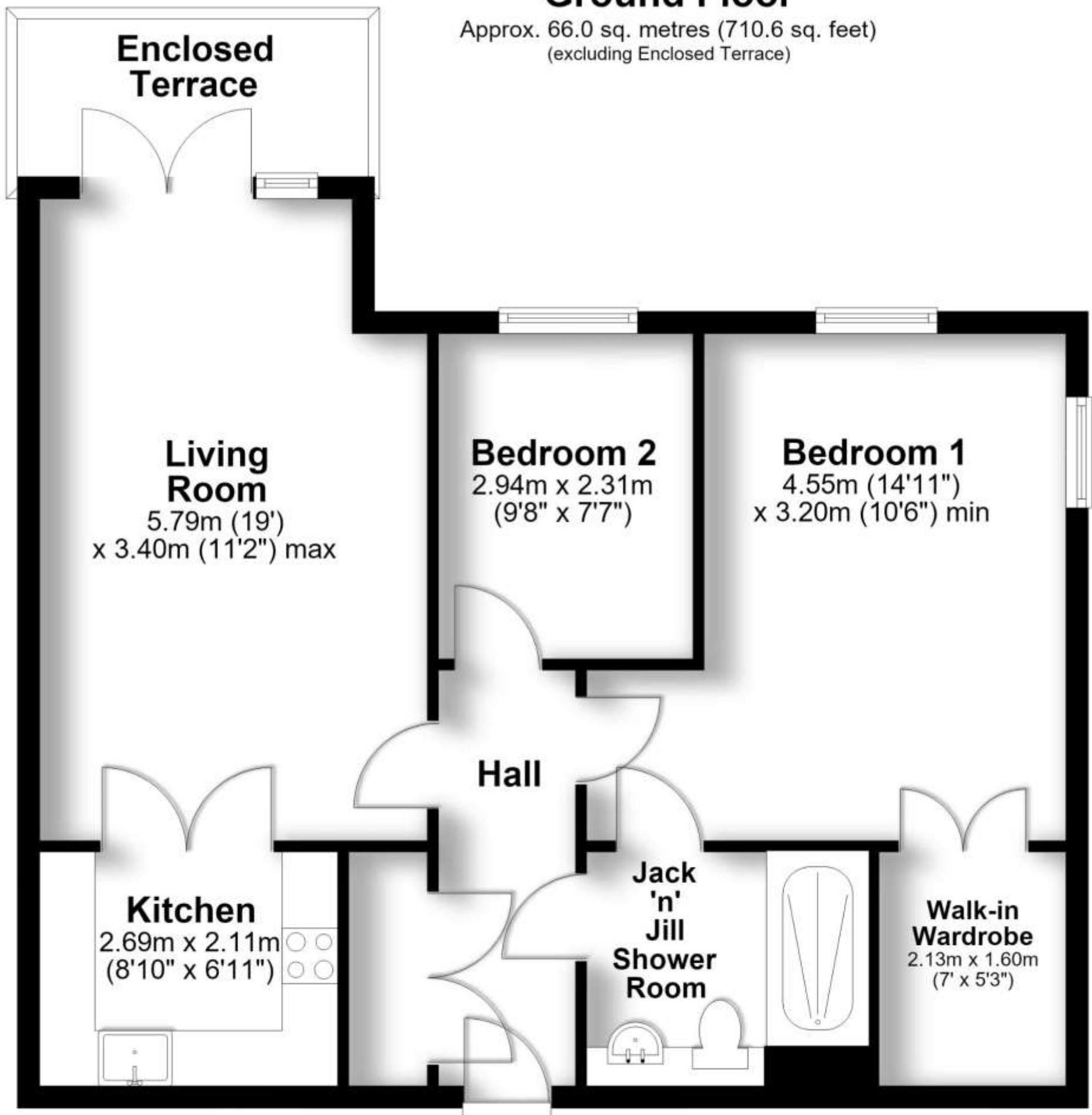
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2015 (approx. 114 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term). The service charge is £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. 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.

Directions

<https://what3words.com/tunnel.sums.places>

Ground Floor

Approx. 66.0 sq. metres (710.6 sq. feet)
(excluding Enclosed Terrace)



Total area: approx. 66.0 sq. metres (710.6 sq. feet)

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