



£180,000
Leasehold

51 Garnier Drive, Bishopstoke Park

Eastleigh, Southampton, Hampshire SO50 6HE



Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating C
	Unallocated Residents' Parking		Council Tax Band B

Reasons to View

- Everything is within easy reach – enjoy the restaurant, deli, Wellness Centre and busy programme of activities without even having to step outside the main building.
- A slightly quieter position gives you the best of both worlds; you can join in with village life whenever you fancy, then retreat back to the peace of your own apartment.
- The separate kitchen keeps cooking separate from relaxing, with a glazed door maintaining the light while helping to keep food smells out of the living room.
- The generous bedroom has fitted storage, helping to make downsizing that little bit easier without feeling as though you have to leave everything behind.
- Underfloor heating throughout means no bulky radiators taking up valuable wall space, while individual room thermostats let you keep things just how you like them.
- There is an enviable lifestyle on your doorstep, from a swim or exercise class in the Wellness Centre to lunch with friends, a game of cards or one of the regular social events.

Description

If you like the idea of having all the facilities of Bishopstoke Park close at hand but would prefer to be a little more tucked away from the main hub of activity, 51 Garnier Drive could be just the spot. Situated on the first floor, this one bedroom apartment offers comfortable, easy living within this popular retirement village, with the restaurant, wellness centre and the many clubs and activities all within the main building.

Step inside and the hallway has a useful storage cupboard housing the meters. Utilities are supplied via Anchor and billed monthly, while underfloor heating keeps things cosy, with individual thermostatic controls allowing you to adjust each room to suit.

The living room is a comfortable place to relax, with a remote-controlled electric fire providing an extra focal point and warmth on colder evenings. A glazed door separates the kitchen, handy for keeping cooking smells contained while still allowing light to flow through. There is plenty of cupboard space along with integrated appliances including a fridge/freezer, washer/dryer, combination oven and two-ring induction hob with extractor over.

The bedroom is surprisingly generous for a one bedroom apartment, with plenty of room for furniture as well as fitted wardrobes providing useful storage. From here there is direct access into the shower room, which has been designed with ease of use in mind and includes a step-free shower along with fitted storage cupboards.

Living at Bishopstoke Park is about far more than just the apartment itself. There is always something going on if you want to join in, from regular talks, cards and quiz nights to organised exercise classes. The impressive Wellness Centre includes a swimming pool, spa, sauna, steam room and gym, while Antlers Restaurant and Cotton’s Deli mean you don’t even need to cook if you don’t feel like it.

With everything close by but without being right beside the busiest communal areas, 51 Garnier Drive offers a lovely balance between having your own private space and being part of village life.

Other Information

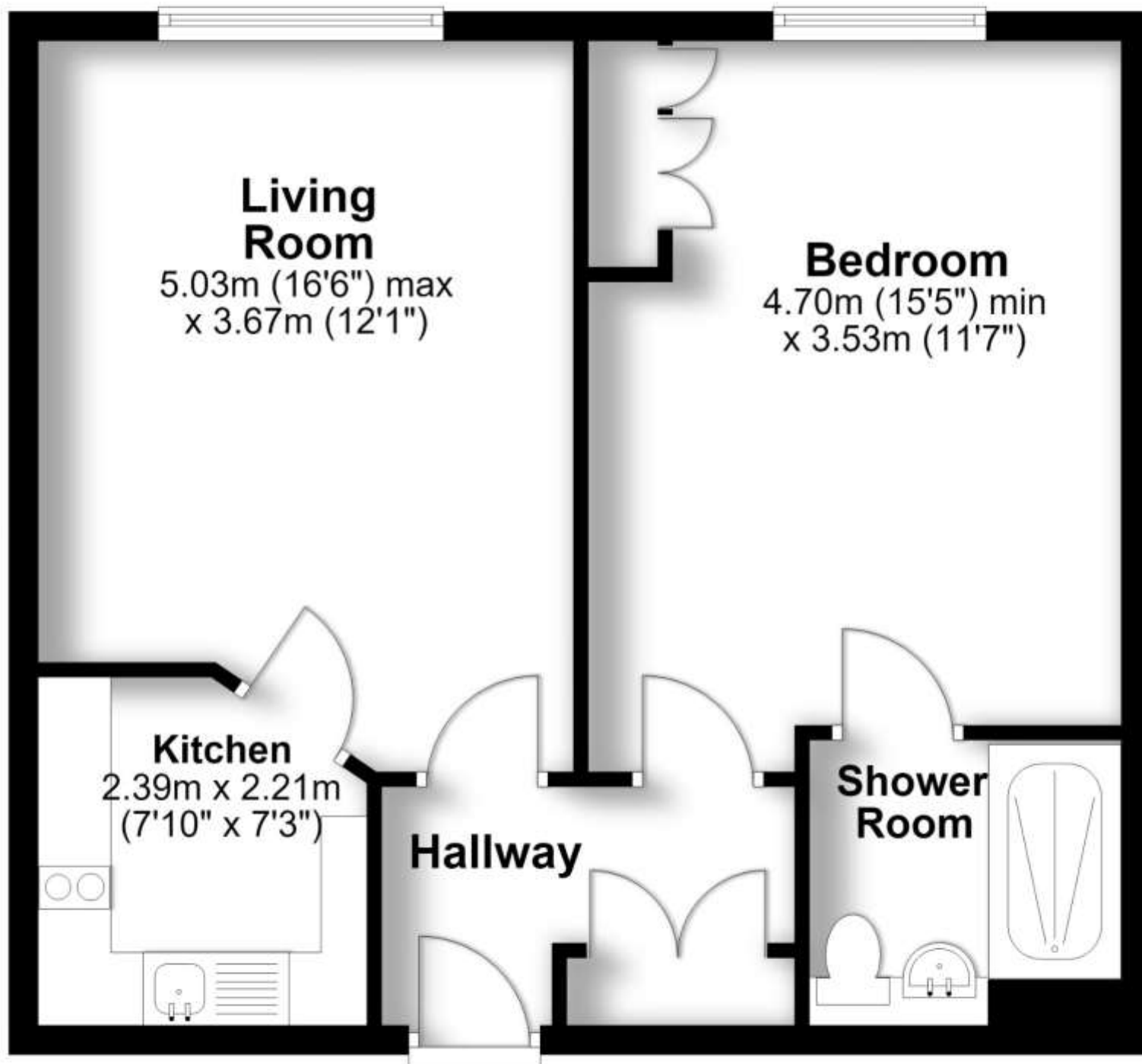
There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2015 (approx. 114 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term.). The service charge is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

Directions <https://what3words.com/expert.pile.comical>

51 Garnier Drive, Bishopstoke Park

First Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



Total area: approx. 49.6 sq. metres (533.8 sq. feet)

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